SARASOTA PAGES 17-26

**MANATEE PAGES 27-31 CHARLOTTE PAGES 32-36** 

NOVEMBER 22 - NOVEMBER 28, 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 Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of "Certified" located at 5501 Communications Parkway, Sarasota, Florida 34240, Sarasota County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 14th day of November 2024. Certified Collectibles Group, LLC,

a Florida limited liability company November 22, 2024

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

Creole Connection located at 122 Shady

Pine Lane, in the City of Nokomis,

Sarasota County, FL 34275 intends to

register the said name with the Division

of Corporations of the Department of

Dated this 17th day of November,

24-02219S

State, Tallahassee, Florida.

Simply Cleaner Services LLC

November 22, 2024

#### Kenneth Moll November 22, 2024

of State, Tallahassee, Florida.

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

Aussie Pet Mobile of Venice located at

5921 Meintosh Rd in the City of Saraso-

ta, Sarasota County, FL 34238 intends

to register the said name with the Divi-

sion of Corporations of the Department

Dated this 16th day of November,

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

Harbor Disability Law located at 871

Venetia Bay Blvd., Ste. 226 in the City

of Venice, Sarasota County, FL 34285

intends to register the said name with

the Division of Corporations of the De-

partment of State, Tallahassee, Florida.

Jason D. Quick

November 22, 2024

Dated this 16th day of November,

FIRST INSERTION

### 24 - 02215S

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aussie Pet Mobile of Punta Gorda located at 5921 Mcintosh Rd in the City of Sarasota, Sarasota County, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2024. Kenneth Moll

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

B2 Beach Getaway 45 LLC located at

908 Villas Drive #45 in the City of Ven-

ice, Sarasota County, FL 34285 intends

to register the said name with the Divi-

sion of Corporations of the Department

Dated this 18th day of November,

of State, Tallahassee, Florida.

**B2 FL Properties LLC** 

November 22, 2024

November 22, 2024 24-02216S

#### 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 Aussie Pet Mobile of South Sarasota located at 5921 Mcintosh Rd in the City of Sarasota, Sarasota County, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2024.

Kenneth Moll November 22, 2024

# 24-02218S

24-02224S

### FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

the undersigned, desiring to engage in business under the Fictitious Name of B2 Beach Getaway 38 LLC located at 908 Villas Drive #38 in the City of Venice, Sarasota County, FL 34285 intends to register the said name with the Division of Corporations of the Department

Dated this 18th day of November, **B2 FL Properties LLC** 

November 22, 2024

# Number 865.09 NOTICE IS HEREBY GIVEN that

of State, Tallahassee, Florida.

24-02225S

#### 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 ABACO MARINE located at 1661 W. UNIVERSITY PKWY UNIT E in the City of SARASOTA, Sarasota County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 14th day of November, 2024.

PERFECTO BARBA

November 22, 2024 24-02203S

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that pursuant

to the Writ of Execution issued in the

Circuit Court of Sarasota, Florida,

on the 17th day of October, 2024 in

the cause wherein Timothy Glanden,

Plaintiff, and Joann Martello and Paul

Fern, Defendants , being case number 2023CA000601NC, 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

Joann Martello in and to the following

Real Property: Springbrook Farm Road Sarasota, FL 34240,

Property Record Information #

The following described real property located in Sarasota

A parcel of land lying in Sec-

tion 21, Township 36 South,

Range 20 East, Sarasota County,

Florida, being more particularly

described as follows: Commence

at the Southwest corner of said

Section 21; thence N.01°46'30'

E., along the West line of said

Section 21, a distance of 719.07

feet; thence S.89°54'04" E.,

leaving said West line of Sec-

tion 21, a distance of 479.35 feet;

thence N.01°48'41" W., a dis-

tance of 970.21 feet for a Point

of Beginning; thence continue N.01°48'41" W. a distance of

461.20 feet; thence S.89°54'04'

E., a distance of 472.44 feet;

thence S.01°50'52" E., a dis-

tance of 460.20 feet; thence

N.89°54'08" W., a distance of

472.73 feet, to the Point of Be-

Springbrook Farm Road Sara-

sota, FL 34240, (Not Homestead

described personal property, to-wit:

(Not Homestead property)

Legal Description:

Parcel 1:

ginning.

property)

County, Florida, to wit

# 2024.

FIRST INSERTION

Kenneth Moll

ida, being more particularly de-

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

24-02220S

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aussie Pet Mobile of South Sarasota, Venice, and Punta Gorda located at 5921 Mcintosh Rd in the City of Sarasota, Sarasota County, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November,

November 22, 2024

24-02217S

### FIRST INSERTION

#### Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ADHD Treatment Center of Florida located at 2750 Stickney Point Rd STE 210, in the County of Sarasota, in the City of Sarasota, Florida 34231 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee,

Dated at Sarasota, Florida, this 15th day of November, 2024. SARASOTA MINDS, LLC

24-02211S November 22, 2024

FIRST INSERTION

### FIRST INSERTION

Notice of Self Storage Sale Please take notice Hide-Away Storage - South Sarasota, located at 8901 S Tamiami Trail, Sarasota, FL 34238 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures. com on 12/11/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Ashley Lavinder unit #00133. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See

manager for details. 24-02194S Nov. 22, 29, 2024

# FIRST INSERTION

#### Notice of Self Storage Sale Notice of Self Storage Sale

Please take notice Hide-Away Stor-Please take notice Hide-Away Storage - 17th Street located at 2590 17th age - Beneva located at 335 S. Beneva St., Sarasota, FL 34237 intends to hold Rd., Sarasota, FL 34232 intends to hold a sale to sell the property stored at the a sale to sell the property stored at the Facility by the below list of Occupants Facility by the below Occupants whom whom are in default at an Auction. are in default at an Auction. The sale The sale will occur as an online aucwill occur as an online auction via www. tion via www.storagetreasures.com on storagetreasures.com on 12/11/2024 at 12/11/2024 at 10:00AM. Unless stated 10:00AM. Unless stated otherwise the otherwise the description of the condescription of the contents are housetents are household goods, furnishings hold goods, furnishings and garage esand garage essentials. Christine Mc-Masters unit #00129; Steven Durgan sentials. Katherine Laird unit #00382: Kyle Blake Courtney unit #00449; unit #00474; Leon Pitts unit #00848; Andrea Vansyckel unit #00626; An-Ashley Stephens unit #00908; Chrisdrew Flores unit #00676; Joseph Little topher Farrer unit #01001; Katherine unit #00837; Raphael Godfrey unit Laird units #01026 & #01165; Kimberly #01030; Zachary Connor unit #01203; Regi Hostetler unit #01305; Jessica Failla unit #01425; Keith Stott unit Wheeler unit #01028. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See #01428. This sale may be with drawn at manager for details. any time without notice. Certain terms Nov. 22, 29, 2024 24-02196S and conditions apply. See manager for

Nov. 22, 29, 2024

# 24-02195S

#### 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:

4951 Lakewood Ranch Blvd N Sarasota Fl 34240 12/05/2024 10:00am

Alana Turner Ryan Shepherd Household Zachari Klawonn household Kady Bryant household

tised 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.

24-02205S

#### FIRST INSERTION NOTICE OF PUBLIC SALE

of labor, service & storage fees the fol-lowing vehicle on 12/23/2024 at 8:30 AM at 6020 Deacon Rd Unit D, Sarasota, FL 34238 Phone (941) 925-1996 for \$4,880.00 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any

2007 ISU VIN# 4KLC4B1U17J800485

Kurt A. Hoffman, Sheriff Sarasota County, Florida Sgt. E. Alvarez # 2281 Nov. 22, 29; Dec. 6, 13, 2024

#### --- ESTATE ---

#### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY. FLORIDA PROBATE DIVISION

### File No. 2024 CP 004754 NC IN RE: ESTATE OF DEREK P. DUTCHER, Deceased.

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

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

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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 November 22, 2024.

#### SUSAN D. FORTE, Personal Representative c/o Berlin Patten Ebling, PLLC

525-1st Avenue North St. Petersburg, Florida 33701 MATTHEW D. UNZICKER, ESQ. Florida Bar No. 1015962 Berlin Patten Ebling, PLLC 8433 Enterprise Circle, Suite 200 Lakewood Ranch, Florida 34202 Telephone: (941) 907-9022 Fax: (941) 954-9992 Primary Email: munzicker@berlinpatten.com Secondary Email: tkelley@berlinpatten.com Secondary Email: probate@berlinpatten.com Attorneys for Personal Representative Nov. 22, 29, 2024

24-02228S

#### FIRST INSERTION NOTICE OF SHERIFF'S SALE

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 M&K Custom Home Decor & Accessories located at

5723 Bannock Cir in the City of North Port, Sarasota County, FL 34288 intends to

register the said name with the Division of Corporations of the Department of State,

NOTICE is hereby given that pursuant to a Writ of Execution issued in the Circuit Court of Miami-Dade, Florida, on the 30th day of July, 2024, in the cause wherein Brian R. Hersh, Plaintiff, and Victor Dessberg, Defendant, being case number 08-26278 CA 20, 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, Victor Dessberg, in and to the following described real property, to-wit:

Lot 42, Morris Industrial Park, according to the Plat thereof, as recorded in Plat Book 28, Pages 18 and 18A, of the Public Records of Sarasota County, Florida.

0 Rusty Marshall Dr. Englewood, FL 34223

Dated this 18th day of November, 2024.

Tallahassee, Florida.

M & K Restoration

November 22, 2024

Parcel Identification No.: 0850080011 I shall offer this property for sale at 2071 Ringling Blvd Sarasota, FL 34237, County of Sarasota, Florida, on January 7, 2025, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said Defendant, Victor Dessberg's, right, title, and interest in the aforesaid real 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. And 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.

#### FIRST INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA, PROBATE DIVISION File No. 2024 CP 005529 SC IN RE: ESTATE OF

# JEFFRY HORTEN HILLIGOSS, Deceased.

The administration of the estate of JEF- $FRY\ HORTEN\ HILLIGOSS,\ deceased,$ whose date of death was October 15, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The name and contact information of the personal representative is 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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 November 22, 2024.

### Personal Representative: Eric Hilligoss

1001 Fremont Avenue Unit #3171 South Pasadena, CA 91031 (310) 902-5565 ehilligoss@ymail.com 24-02242S

Nov. 22, 29, 2024

### **HOW TO PUBLISH YOUR LEGAL NOTICE** IN THE BUSINESS OBSERVER

# CALL 941-906-9386

and select the appropriate County name from the menu option OR E-MAIL:

legal@businessobserverfl.com

# Property Record Information # Legal Description: The following described real property located in Sarasota

County, Florida, to wit

Parcel 2: A parcel of land lying in Section 21, Township 36 South, Range 20 East, Sarasota County, Flor-

scribed as follows: Commence at the Southwest corner of Section

W a distance of 472.44 feet to the Point of Beginning. the proceeding at the address given on

Kurt A. Hoffman, Sheriff Sarasota County, Florida Sgt. E .Alvarez #2281 Nov. 22, 29; Dec. 6, 13, 2024

notice. Telephone 941-861-4110.

24-02199S

21; thence N 01°46'30" E along the West line of said Section 21, a distance of 719.07 feet; thence S 89°54'04" E leaving said West line of Section 21, a distance of 479.35 feet; thence N 01°48'41" W, a distance of 1431.41 for a Point of Beginning; thence continue N 01°48'41" W, a distance of 534.56 feet to a point on a line lying 50 feet Southerly of and parallel with the centerline of State Road 780 (Fruitville Road) as shown on Florida Department of Transportation Right of Way map recorded in Road Plat Book 2, page 2-P, of the public records of Sarasota County, Florida, same being a point on a curve to the left having a radius of 1959.86 feet, a central angle of 14°25'52", a chord bearing of S 75°15'22" E and a chord length of 492.33 feet; thence along the arc of said curve an arc length of 493.63 feet; thence S 01°05'52'

E leaving said curve, a distance of 410.03 feet; thence N 89°54'04" I shall offer this property for sale at 2071 Ringling Blvd. Sarasota, FL 34237, County of Sarasota, Florida, on January 2nd, 2025, at the hour of 1:00 p.m. or as soon thereafter as possible.  $\bar{\mathbf{I}}$  will offer for sale all of the said defendant Joann Martello, right, title, and interest in the aforesaid real 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. And 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 auction will be listed and adver-

Nov. 22, 29, 2024

Barbic's Transmission Repair, Inc. gives notice & intent to sell for non-payment

November 22, 2024

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 005457 NC IN RE: ESTATE OF MARGARET PERINI MYETTE

Deceased. The administration of the estate of MARGARET PERINI MYETTE, deceased, whose date of death was October 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 34230-3079. The names and addresses of the personal representatives 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 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 733.702WILLBEFOREVERBARRED.

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 November 22, 2024.

**Personal Representatives:** JOHN FERRARI, JR.

2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 PAMELA MYETTE 29 Highland Terrace, Apt. 2909 Plymouth, MA 02360

Attorney for Personal Representatives: JOHN FERRARI, JR., Attorney Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com pollyb@elderlegalfl.com Nov. 22, 29, 2024 24-02200S

PROBATE DIVISION

File No. 2024-CP-4496

**Division Probate** 

IN RE: ESTATE OF

THOMAS M. PURDY, SR.

Deceased.

The administration of the estate of

Thomas M. Purdy, Sr., deceased, whose

date of death was May 7, 2023, is pend-

ing in the Circuit Court for Sarasota

County, Florida, Probate Division. the

address of which is 3315 Tamiami Trail

E., 102, Naples, FL 34112. The names

and addresses of the personal represen-

tative and the personal representative's

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

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

OF THIS NOTICE ON THEM.

attorney are set forth below

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY. FLORIDA PROBATE DIVISION File No. 2024CP005293SC **Division Probate** 

IN RE: ESTATE OF DOROTHY L. JOSSUND Deceased.

The administration of the estate of Dorothy L. Jossund, deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division. the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attornev 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 to 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

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 November 22, 2024.

Personal Representative: Mark E. Folzenlogen 5408 Sanrio Court

Cincinnati, Ohio 45247 Attorney for Personal Representative: Jeffrey M. Backo Attorney Florida Bar Number: 0086426 MELLOR & BACKO LLP 13801 Tamiami Trail, Suite D North Port, Florida 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413  $\hbox{E-Mail: jeff@northportlaw.com}$ Secondary E-Mail:

shelly@northportlaw.com Nov. 22, 29, 2024 24-02213S

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

> 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 Secions 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 11/22/2024.

Personal Representative: Richard Baranski

15109 Anchorage Rd. Punta Gorda, FLorida 33982 Attorney for Personal Representative: Jeffrey R. Grant, Attorney Florida Bar Number: 63918 Grant Cottrell, PLLC 5147 Castello Drive Naples, FL 34103 Telephone: (239) 649-4848 Fax: (239) 643-9810

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

E-Mail: jeff@grantcottrell.com Secondary E-Mail: jennifer@grantcottrell.com Nov. 22, 29, 2024 24-02221S

# Who benefits from legal notices?

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

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

FIRST INSERTION

NOTICE TO CREDITORS SARASOTA COUNTY, FLORIDA. PROBATE DIVISION File No. 2024 CP 005343 SC IN RE: Estate of

JOHN ROBERT HOLLOWAY

Deceased. The administration of the estate of JOHN ROBERT HOLLOWAY, deceased, whose date of death was October 1, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. 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 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: November 22, 2024.

Personal Representatives: Julie Hinson 107 S. Mitchell Alma, MO 64001 and Jennifer Schreiman 10752 Liter Rd. Blackburn, MO 65321

Attorney for Personal Representative Alfred J. Pandl, Florida Bar Number: 1022400 PANDL LAW PLLC 871 Venetia Bay Blvd., Suite 231 Venice, Florida 34285 Telephone: (941) 548-1071 E-Mail: APANDL@PANDLLAW.COM Nov. 22, 29, 2024 24-02198S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5158 NC **Division Probate** IN RE: ESTATE OF Stephen S. Smith Deceased.

The administration of the estate of Stephen S. Smith, deceased, whose date of death was April 19th, 2023, 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 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 Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is November 22, 2024.

Tracy C. Smith 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: jrf@kmdpa.com Nov. 22, 29, 2024 24-02206S FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2024 CP 005375 NC IN RE: ESTATE OF HARRIET B. HESSLER,

Deceased. The administration of the ESTATE OF HARRIET B. HESSLER, deceased, File Number 2024 CP 005375 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Courthouse, Probate Division, P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

The date of first publication of this Notice is November 22, 2024

> Personal Representative: GLENN E. HESSLER 6294 Buckingham St.

Sarasota, FL 34238 Attorney for Personal Representative JERREL E. TOWERY JERREL E. TOWERY, P.A. Fla. Bar #267351 304 W. Venice Ave. #220 Venice, FL 34285 Phone: (941) 485-3391 E-mail: jerrel@towervlaw.comcastbiz.net Nov. 22, 29, 2024 24-02231S

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY. FLORIDA PROBATE DIVISION Case No.: 2024-CP-005170-NC IN RE: ESTATE OF WILLIAM D. WHITNEY

Deceased. TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE

ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered on October 31, 2024 in the estate of William D. Whitney, deceased, File Number 2024 CP 005170 NC, by the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota FL 34237: that the decedent's date of death was April 18, 2024; that the total value of the estate is real property valued at \$68,300,00 and that the name and address of those to whom it has

been assigned by such order are: Name Address Jeanne Whitney 19 Vail Road, Vail, CO 81657 Eric Whitney 4193 Kamalani Lane, Princeville, HI 96722 Mark Whitney 66 Hillside Road, North Attleboro, MA 02760 ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 AND 733.710 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 22, 2024. **Petitioner:** 

FILED TWO (2) YEARS OR MORE

/s/ Jeanne Whitney 19 Vail Road Vail, CO 81657 Attorney for Petitioner: /s/ James L. Essenson James L. Essenson, Esquire

100 Wallace Ave., Ste. 310, Sarasota, FL 34237 Phone (941) 954-0303 essenson@essensonlaw.com bwelch@essensonlaw.com Fla. Bar # 0359033 Nov. 22, 29, 2024 24-02226S FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5433 NC IN RE: ESTATE OF DONATO L. LIMONGELLI

Deceased The administration of the estate of DONATO L. LIMONGELLI, deceased, whose date of death was May 25, 2024 is pending in the Circuit Court for Sarasota County, Florida, Probate Division; File Number 2024 CP 5433 NC; the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and  $addresses\ of\ the\ personal\ representative$ and the personal representative's attornev are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED

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 PUBLICA-TION OF THIS NOTICE IS: November 22, 2024.

Personal Representative: AGOSTINO LIMONGELLI

8600 Culebra Ave. North Port, Florida 34287 Attorney for Personal Representative: George Browning III Attorney Florida Bar No.125555 46 N. Washington Blvd., Suite 27 Sarasota, FL 34236 941-366-2782 Nov. 22, 29, 2024

24-02235S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-5336-NC IN RE: ESTATE OF JANICE L. TROYER. Deceased.

The administration of the Estate of JANICE L. TROYER, 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 P.O. Box 3079, Sarasota, FL 34230-3070. The names and addresses of the Personal Representative and the Personal Representa-

tive'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 AF-TER 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.  $\mbox{ALL CLAIMS NOT FILED WITHIN}$ 

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 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: November 22, 2024.

MERLE M. TROYER

Personal Representative

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

24-02238S

Nov. 22, 29, 2024

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA PROBATE DIVISION File No. 2024-CP-004544 IN RE: ESTATE OF LOUIS STANLEY COHEN, a/k/a LOUIS S. COHEN

**Deceased.**The administration of the estate of Lou-Stanley Cohen, deceased, whose date of death was April 22, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2071 Ringling Boulevard, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 November 22, 2024.

Personal Representative: Lauretta S. Harris 1709 Clower Creek Drive, BR-204

Sarasota, FL 34231 Attorney for Personal Representative: Angela Siegel, Esq. Email Addresses: law of fice @angelasie gel.comFlorida Bar No. 0964468 1205 Franklin Avenue, Ste. 330 Garden City, New York 11530 Telephone: 516-741-6100 Nov. 22, 29, 2024 24-02197S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 2740 NC IN RE: ESTATE OF STEPHEN H. FRIEDMAN

Deceased. The administration of the estate of Stephen H. Friedman, deceased, whose date of death was January 9, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME 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 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 November 22, 2024. Personal Representative:

Alexander Maxwell Friedman 2350 6th Avenue #4J San Diego, California 92101 /s/ Amanda O. Singleton

Amanda O. Singleton Attorney Florida Bar Number: 0015957 SINGLETON LEGAL PLLC 425 22nd Avenue N., Suite D SAINT PETERSBURG, FL 33704 Telephone: (727) 755-4316 Fax: (727) 234-8183

E-Mail: amanda@singletonlegal.com Nov. 22, 29, 2024

**SARASOTA COUNTY** 

#### FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003276-NC **Division: Probate** IN RE: ESTATE OF VIRGINIA MARIA TANZA A/K/A VIRGINIA M. TANZA A/K/A

**Deceased.**TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

PEGGY TANZA

You are hereby notified that an Order of Summary Administration has been entered in the estate of Virginia Maria Tanza a/k/a Virginia M. Tanza, deceased, File Number 24-CP-003276-NC, by the Circuit Court for Sarasota County Florida Probate Division the address of which is Clerk of the Circuit Court, 2000 Main Street, Sarasota, Florida 34237: that the decedent's date of death was August 23, 2023; that the total value of the estate is \$34,800.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Edward Tanza 514 Jason Drive Lady Lake, Florida 32159 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2024-CP-4717-SC

**Division Probate** 

IN RE: ESTATE OF

DAVID L. BAILEY

Deceased.

The administration of the estate of DA-

VID L. BAILEY, 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 P.O. Box 3079, Sara-

sota, Florida 34230. The names and

addresses of the personal representative

and the personal representative's attor-

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the dece-

dent's death by the decedent or the de-

cedent'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

Personal Representative: DAVID M. BAILEY

617 Mountain Street

Marquette, Michigan 49855 Attorney for Personal Representative:

notice is November 22, 2024.

BRADEN H. SHARRER

FARR LAW FIRM P.A.

Venice, FL 34285

Nov. 22, 29, 2024

237 Nokomis Avenue South

Telephone: (941) 488-7751

Fax: (941) 497-7636 E-Mail: bsharrer@farr.com

Secondary E-Mail: tweiss@farr.com

24-02214S

Florida Bar Number: 0084674

DATE OF DEATH IS BARRED.

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

ney are set forth below.

FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no

WITHIN THE TIME PERIODS SET

duty to discover whether any prop-erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is prop-erty 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 writ-ten demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this Notice is November 22, 2024.

**Person Giving Notice:** Edward Tanza 514 Jason Drive

Lady Lake, Florida 32159 Attorney for Person Giving Notice Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net Nov. 22, 29, 2024 24-02230S

#### FIRST INSERTION FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 24 CP 005427 SC IN RE: ESTATE OF JUDITH STEINER Deceased.

The administration of the estate of Judith Steiner, deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street. Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands 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.

The personal representative has no 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

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 November 22, 2024.

#### Personal Representative: Amanda Dittmer 12031 Lovegraff Street

Venice, Florida 34293 Attorney for Personal Representative: John A. Moran, Esq. Florida Bar Number: 0718335 Dunlap & Moran, P.A. P.O. Box 3948, Suite 300 Sarasota, Florida 34230 Telephone: (941)366-0115 Fax: (941) 365-4660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail:  $dmproba\check{t}e@dunlapmoran.com$ 

FIRST INSERTION

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

Case No. 2024 CP 005483 SC Division Probate IN RE: ESTATE OF MARIE SETON B. HAMILTON

Deceased. The administration of the estate of Marie Seton B. Hamilton deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. 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 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 November 22, 2024.

> Personal Representative: Will Hamilton (Nov 14, 2024 05:11 EST) Will Hamilton, as Trustee

1963 SW 24th Ave Okeechobee, FL 34974 Attorney for Personal Representative: Skip Berg, Esq.

Attorney Florida Bar Number: Attorney 1872 Tamiami Trail S., Suite D VENICE, FL 34293 Telephone: (941-493) 0871 Fax: (941-) 201-1601 E-Mail: skip@bergandkessler.com Secondary E-mail: pmazzie@bergandkessler.com

Nov. 22, 29, 2024 24-02202S

#### FIRST INSERTION

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

File No. 2024 CP 5263 NC IN RE: ESTATE OF ERNEST R. KRETZMER, Deceased.

The administration of the estate of ER-NEST R. KRETZMER, deceased, whose date of death was August 24, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Circuit Court, Probate Division P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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.

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 sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 November 22, 2024.

Personal Representatives: PETER E. KRETZMER 1700 Ben Franklin, Unit PH-G Sarasota, FL 34236 WENDY L. MANTO

2626 N. Lakeview Avenue, Apt. 3701 Chicago, IL 60614 Attorney for Personal Representatives: ELIZABETH C. MARSHALL Florida Bar No. 0440884 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800

Designation of Email Addresses for service: Primary: emarshall@williamsparker.com Secondary:

ltraver@williamsparker.comNov. 22, 29, 2024

24-02236S

# FIRST INSERTION

BARRED.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-004511-NC

**Division Probate** IN RE: ESTATE OF RONALD M. RUDIO A/K/A RONALD MICHEL RUDIO Deceased.

The administration of the estate of RONALD M. RUDIO a/k/a RONALD MICHEL RUDIO deceased whose date of death was January 31, 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 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 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 November 22, 2024.

Personal Representatives: CHRISTIAN C. RUDIO c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, FL 34205 CARA J. RUDIO c/o Jenna Kyle Meltzer 802 11th Street West

Bradenton, FL 34205 Attorney for Personal Representative JENNA KYLE MELTZER

Attorney Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: ischembri@blalockwalters.com Alternate Secondary E-Mail:

mchapman@blalockwalters.com Nov. 22, 29, 2024 24-02237S We publish all Public sale.

# **Estate & Court-related notices**

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com





Nov. 22, 29, 2024

**Email your Legal Notice** legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

24-02229S

Business Observer

#### --- ACTIONS / SALES ---

#### FIRST INSERTION

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

CIVIL DIVISION Case No. 2022-CA-004855 Hon. Stephen Walker Div. C U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR

HOLDERS OF BANC OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-C,

Plaintiff, vs.
THE ESTATE OF BROOKE ASBURY A/K/A BROOKE G. ASBURY by ZULFIIA O. TURSUNOVA as personal representative, 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 10, HIGH POINT CIRCLE,

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 10, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA.

The Clerk of this Court shall sell the property to the highest bidder for cash, on February 11, 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired,

call 711. LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By WILLIAM NUSSBAUM III, **ESQUIRE** 

Florida Bar No. 066479 Nov. 22, 29, 2024 24-02223S

# NOTICE OF ACTION CONSTRUCTIVE

Plaintiff, vs.

SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 24-CA004901NC DIVISION "A" NEW VISTA PROPERTIES, INC., a Florida Corporation,

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

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

ing to have any right, title or interest in and to the lands hereafter described: and UNKNOWN SPOUSE OF CHRIS-TINE RAMROOP:

YOU ARE HEREBY NOTIFIED that an action to foreclosure on the following described properties in Sarasota County, Florida: Lot 14, Block 2201, 46th Ad-

dition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of Sarasota County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A.,701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this

Court November 13, 2024. KAREN E. RUSHING, CLERK OF THE COURT (SEAL) By: /s/ Glen Kopinsky Deputy Clerk

Albert J. Tiseo, Jr., Esq. atiseo@gtslawfirm.com lbaird@gtslawfirm.com Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 24-02210S

Nov. 22, 29, 2024

#### FIRST INSERTION

FIRST INSERTION

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

CASE NO.: 2024-CA-003027-NC DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERONICA WILSON, DECEASED, et al.,

**Defendant**(s).
TO: THE UNKNOWN SPOUSE, HEIRS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF VERON-ICA WILSON, DECEASED

Whose last known residence(s) is: 1708 Cambridge Dr., Venice, FL 34293-2811

ERIC JAMES WILSON A/K/A ERIC B. WILSON Whose last known residence(s) are: 37079 Parkmoor Village Drive, Colorado Springs, CO 80917 and 27425 Handle Rd., #12, Calhan, CO 80808 And ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS

Whose last known residence(s) is/are: Unknown

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to

service@dwaldmanlaw.com, thirty (30) days of the first publication of this Notice or by December 23, 2024, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 1428, VENICE GARDENS UNIT NO. 25, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 7 AND 7A, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. A/K/A 1708 CAMBRIDGE DR, VENICE, FL 34293

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@ dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED at Sarasota County this 13 day of November, 2024. KAREN E RUSHING, CLERK

Clerk of the Circuit Court (SEAL) By /s/ Glen Kopinsky Deputy Clerk

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, email to service@dwaldmanlaw.com Nov. 22, 29, 2024 24-02207S

#### Who benefits from legal notices?

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

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

#### Are there different types of legal notices?

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

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

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

### Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

### How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

### FIRST INSERTION

#### NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY

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

FLORIDA CIVIL ACTION CASE NO.: 24CA004915NC DIVISION "A" NEW VISTA PROPERTIES, INC.,

a Florida Corporation, Plaintiff, vs. TAMIKA M. FRASER and KALI SHELTON; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF TAMIKA M. FRASER; and UNKNOWN SPOUSE OF KALI SHELTON,

TO: TAMIKA M. FRASER and KALI SHELTON; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns. successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the

above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF TAMIKA M. FRASER; and UNKNOWN SPOUSE OF KALI SHELTON:

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

Lot 4, Block 2133, Forty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, of the Public Records of Sarasota County,

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

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

WITNESS my hand and seal of this Court November 14, 2024. KAREN E. RUSHING, CLERK OF THE COURT (SEAL) By: /s/ Glen Kopinsky Deputy Clerk

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

# FIRST INSERTION

### NOTICE OF ACTION CONSTRUCTIVE

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

CIVIL ACTION
CASE NO.: 24CA4909NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation,

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

TO: ALBERT BURKE and KARLENE D. WALCOTT-BURKE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under

any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF ALBERT BURKE; and UNKNOWN SPOUSE

OF KARLENE D. WALCOTT-BURKE: YOU ARE HEREBY NOTIFIED that an action to foreclosure on the following described properties in Sarasota

County, Florida: Lot 18, Block 2250, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. 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 November 14, 2024.

KAREN E. RUSHING, CLERK OF THE COURT (SEAL) By: /s/ Glen Kopinsky Deputy Clerk

Albert J. Tiseo, Jr., Esq. atiseo@gtslawfirm.com lbaird@gtslawfirm.com Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 Nov. 22, 29, 2024 24-02209S

# **PUBLISH YOUR LEGAL NOTICE**

Nov. 22, 29, 2024

Call **941-906-9386** 

and select the appropriate County

or email legal@businessobserverfl.com



To publish your legal notice Email: legal@businessobserverfl.com

### --- SALES ---FIRST INSERTION

SARASOTA COUNTY

#### FIRST INSERTION

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

Case No. 2023-CA-005312-NC FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST

Plaintiff, vs. ROBERT J. FRTIZ II A/K/A ROBERT FRITZ II A/K/A ROBERT J. FRITZ, SIMONA FRITZ, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 25, 2024, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SARASOTA AND STATE OF FLORIDA, BEING A PART OF LOT 15, MAP OF IN-DIAN BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 33, OF THE PUB-LIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-EAST CORNER OF SAID LOT 15; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 15, 143.87 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID SOUTH LINE 116.13 FEET; THENCE NORTH 31° 43' 00' WEST ALONG THE WEST LINE OF SAID LOT 15, 116.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15, 178.38 FEET; THENCE SOUTH 00°44'00" WEST, 98.68 FEET TO THE POINT OF BEGIN-NING. LESS THE WEST 5 FEET THEREOF.

and commonly known as: 4500 BAYSHORE ROAD, SARASOTA, FL 34234; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota. realforeclose.com, on December 12, 2024 at 9:00 A.M..

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou 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, call 711.

Dated this November 19, 2024 By: /s/ George Zamora George Zamora Attorney for Plaintiff George Zamora (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 246300/2321645/CMP Nov. 22, 29, 2024 24-02233S

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

CIVIL ACTION Case #: 2023 CC 001236 NC **DIVISION: County Civil / Criminal** Division B

Wells Fargo Bank, N.A. Plaintiff. -vs.-Jonnie A. Davis; Unknown Spouse of Jonnie A. Davis; Peter E. Topping; 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)

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023 CC 001236 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Jonnie A. Davis are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. SARASOTA.REALFORECLOSE.COM AT 9:00 A.M. on January 13, 2025, the following described property as set

forth in said Final Judgment, to-wit: LOT 416, BLOCK 2, HOLIDAY PARK, UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGES 8, 8A-

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF

THE TWELFTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR

SARASOTA COUNTY

CIVIL DIVISION

Case No. 58-2023-CA-006902 NC

Division C

GTE FEDERAL CREDIT UNION

UNKNOWN HEIRS, DEVISEES,

MALOY, DECEASED, RAYMOND

NANCY M. MALOY, DECEASED,

DARLENE HASTON, KNOWN

HEIR OF NANCY M. MALOY,

KNOWN HEIR OF NANCY M.

DECEASED, CLINTON MALOY,

MALOY, DECEASED, CLIFTON

MALOY, III, KNOWN HEIR OF

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES OF NANCY M

MALOY, KNOWN HEIR OF

Plaintiff, vs.

8N, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1973, MAKE: MARK, BEARING IDENTIFI-CATION NUMBERS FLA715735

AND IH0000467. 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487  $(561)\,998\text{-}6700$ (561) 998-6707 22-327411 FC01 WNI 24-02234S Nov. 22, 29, 2024

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 001904 NC Truist Bank,

Plaintiff, vs. Dennis G. McCosky a/k/a Dennis McCosky, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 001904 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County. Florida, wherein Truist Bank is the Plaintiff and Dennis G. McCosky a/k/a Dennis McCosky; Unknown Spouse of Dennis G. McCosky a/k/a Dennis McCosky; The Plantation Management Association, Inc.; Gardens III of St. Andrews Association, Inc. are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash www.sarasota.real foreclose.com,beginning at 09:00 AM on the 23rd day of December, 2024, the following described property as set forth in said

Final Judgment, to wit: UNIT 104, BUILDING 9, THE GARDENS III OF ST. ANDREWS PARK AT THE PLANTATION, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RE- ${\rm CORDS~BOOK~3033,~PAGE~2662.}$ 

AS THEREAFTER AMENDED. AND AS PER PLAT THEREOF RECORDED IN CONDOMIN-IUM BOOK 32, PAGE 13, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORI-

TAX ID: 0441074012

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; i

hearing or voice impaired, call 711. Dated this 19th day of November, BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com

By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00508 Nov. 22, 29, 2024

24-02232S

### FIRST INSERTION

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

CIVIL ACTION Case #: 2024 CA 003195 NC DIVISION: A Wells Fargo Bank, N.A.

Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Lois L. Garner a/k/a Lois Marie Garner f/k/a Lois Marie Simpson f/k/a Lois L. Simpson f/k/a Lois Marie Lesieur f/k/a Lois M. Lesieur, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); George Joseph Simpson a/k/a George J. Simpson; Jeanette Marie Grose a/k/a Jeanette M. Grose; James William Simpson a/k/a James W. Simpson; Michael J. Simpson; Unknown Spouse of George Joseph Simpson a/k/a George J. Simpson; Unknown Spouse of Jeanette Marie Grose a/k/a Jeanette M. Grose; Unknown Spouse of James William Simpson a/k/a James W. Simpson; Unknown Spouse of Michael J. Simpson; Deer Hollow Homeowners Association, 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  $above\ named\ Defendant(s)$ 

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024 CA 003195 NC of the Circuit Court of the 12th Judicial Circuit in and Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and

Trustees of Lois L. Garner a/k/a Lois Marie Garner f/k/a Lois Marie Simpson f/k/a Lois L. Simpson f/k/a Lois Marie Lesieur f/k/a Lois M. Lesieur, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on December 30, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 99, DEER HOLLOW UNIT 1B, AS PER PLAT THEREOF RECORDED IN PLAT BOOK  $30,\,\mathrm{PAGES}$ 19 AND 19B, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA.

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 NO LATER THE DATE THAT THE CLERK REPORTS THE FUNDS 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. Submitted By: ATTORNEY FOR

PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6707 24-331209 FC01 WEQ

24-0222S Nov. 22, 29, 2024

FIRST INSERTION NANCY M. MALOY, DECEASED, UNKNOWN SPOUSE OF RAYMOND MALOY, UNKNOWN SPOUSE OF DARLENE HASTON, UNKNOWN SPOUSE OF CLINTON MALOY, UNKNOWN SPOUSE OF CLIFTON MALOY, III, GTE FEDERAL CREDIT UNION, CITY OF SARASOTA, FLORIDA, STATE OF FLORIDA, DEPARTMENT OF REVENUE, MIDLAND FUNDING LLC, SARASOTA COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 14. 2024, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOTS 31, 32, 33, 34 AND 35 IN-CLUSIVE, BLOCK 13, BEVERLY TERRACE, UNIT NO. 2 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 126, PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA.

and commonly known as: 4229 N LOCKWOOD RIDGE RD, SARASO-TA, FL 34234; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.  $real foreclose.com, on \, February \, 12, 2025$ at 9:00 A.M.

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

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

Dated: November 20, 2024 By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F181350/2321150/wll Nov. 22, 29, 2024 24-02239S

# FIRST INSERTION

#### 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 HERERY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 29, 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 January 17, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

COMMENCE AT NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5,TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORI-DA; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, ALSO BEING THE CENTERLINE OF SHADE AV-ENUE, 448.10 FEET; THENCE SOUTH 86 DEGREES 10 MIN-UTES 00 SECONDS EAST,

25.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHADE AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF SHADYCREEK, PLAT BOOK 25, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF OFFICIAL RE-CORD BOOK 771, PAGE 617; THENCE SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE 105.00 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE WEST CORNER OF OF-FICIAL RECORD BOOK 1645, PAGE 2061, ALSO BEING THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 907, PAGE 1067, OF THE PUB-LIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 00 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE NORTH LINE OF OF-FICIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 159.50 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE CORNER OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, THENCE NORTH ALONG THE EAST LINE OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE WEST LINE OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 140.00 FEET TO AN ANGLE POINT ON THE SOUTH BOUNDARY OF SHADYCREEK 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 OO SECONDS EAST ALONG THE SOUTH BOUND-ARY 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 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 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 FEET TO THE 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/A4185 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 15 day of November, 2024.

ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq. IN - 16-033470 Nov. 22, 29, 2024 24-02227S

# **HOW TO PUBLISH** YOUR LEGAL NOTICE INTHE BUSINESS OBSERVER

- · Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- · Notice of actions / Notice of sales / DOM / Name Change/ Adoption, etc.
- · When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer. . On the date of the first published insertion, a preliminary
- proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached · Upon completion of insertion dates, your affidavit will be
- delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



# SUBSEQUENT INSERTIONS

#### --- ACTIONS / SALES ---

SARASOTA COUNTY

#### SECOND INSERTION

#### NOTICE OF PUBLIC SALE Landlord notice and intent to sell, for

nonpayment of storage fees per FL Statutes 715.104, 715.106, & 715.109 by Victor James Bodewald for the following vehicle on 12/02/2024 at 8:30AM at 7560 Fairway Woods Dr Apt 305, Sarasota, FL 34238. Said Landlord reserves the right to accept or reject any and all bids.

2020 CHEV VIN# 1GC3KVBG8AF156980 November 15, 22, 2024 24-02153S

#### SECOND 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 December 5th, 2024 at 10:00AM. Fatima Lindsey

Household goods Eddie Range Dressers, bunk bed frame and boxes Michael Cooper Household Items Jimmy Glover Furniture Shayne Williamson Cloths and personal Items Dorothy Williams Clothing -Totes and Bags Corey Baldwin 2017 Chev Malibu 12 Mark Dail

2002 Doge Ram 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.

November 15, 22, 2024 24-02147S

#### SECOND INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4029 Bee Ridge Rd.

Sarasota, Fl, 34233 12/05/2024 at 10:00am Jennifer Hurd

Washer, dryer, bedding, Mattresses couple dresser, entertainment center. Victoria Villanueva

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.

November 15, 22, 2024 24-02186S

#### SECOND INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated:

1510 S Tamiami trail Venice Florida 34293, PH 941-525-7137

Time Of Sale - 10:30 AM on 12/05/2024

Name - Teresita Benninger Contents - Couch, table, small household

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. November 15, 22, 2024 24-02149S

#### SECOND 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:

450 North Cattlemen Rd. Sarasota, Fl. 34232 Auction Date: 12/19/2024 Time of Sale: 10:00 AM

Tenant: James Nathaniel Prescott Description of Property: Broken Bike, Tools, Bag, Pot's, Chair. 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. November 15, 22, 2024 24-02171S

#### SECOND 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:

997 Center Road Venice, Fl. 34292, 12/5/24 at 10:00 A.M.

Chris Danielson Motorcycle, tools Christopher Saunders Household Goods Nicole Kelly furniture misc

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.

November 15, 22, 2024 24-02146S

#### SECOND 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:

450 North Cattlemen Rd. Sarasota Sarasota, Fl. ZIP 34232 Auction Date: 12/19/2024 Time of Sale: 10:00 AM

Tenant: Daniel Smith Description of Property: Lamps, Personal Effects, Household Items, Furniture, Sports & Outdoors Office Equipment, Tools & Supplies. The auction will be listed and advertised on www.storagetreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-02170S

#### SECOND INSERTION

#### NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4173 Clark Rd, Sarasota, FL 34233,

12/05/2024 at 10:00am johanna dalzell boxes

Andrea Mitchell Household Furniture Andrea Mitchell Extra Boxes from office Micha Payton Clothes, toys

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. November 15, 22, 2024 24-02150S

#### THIRD INSERTION

### NOTICE OF ACTION

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

CASE NO.: 2024-CA-4389 KAIROS CAPITAL INVESTMENTS Plaintiff, v.

CEDRIC LE LAN; ET AL., **Defendants.**To: CEDRIC LE LAN; DELPHINE LIENARD; YGD INVESTMENTS

LLC; MARK LIENARD YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

LOT 2 BLK 1763 34TH ADD TO PORT CHARLOTTE More commonly known as: Abbeville Road, North Port, FL 34288 AND LOT 14 BLK 2446 49TH ADD TO PORT CHARLOTTE More commonly known as: Masuko Avenue, North Port, FL 34288 AND LOT 47 TUCKERS SUB More commonly known as: Tucker Avenue, Sarasota, FL 34232

has been filed by Plaintiff, KAIROS CAPITAL INVESTMENTS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 12-9-2024 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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,

Witness my hand and the seal of this court on this 28 day of October, 2024. KAREN E RUSHING, CLERK Clerk of the Circuit Court

(Clerk's Seal) By: G. Kopinsky Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204

Jacksonville, FL 32224 November 8, 15, 22, 29, 2024

24-02108S

#### --- ESTATE ---

#### SECOND INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 003487 SC IN RE: ESTATE OF

JANE ELLEN MOLLER,

Deceased. The administration of the estate of JANE ELLEN MOLLER, deceased, whose date of death was July 29, 2022, 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 attornev 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 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 November 15, 2024.

#### Personal Representative: ROSE MARY MOLLER

PO Box 34 East Sandwich, MA 02537 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: ncars on @williamsparker.comNovember 15, 22, 2024 24-02181S

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY,

FLORIDA PROBATE DIVISION File No. 2024 CP 005271 NC IN RE: ESTATE OF EVELYN B. PECK Deceased.

The administration of the estate of EV-ELYN B. PECK, deceased, whose date of death was September 1, 2024, is pending in the Circuit Court for SARA-SOTA 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 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 November 15, 2024. Edward E. Straub, Jr. 2950 North Palm Aire Drive

Pompano Beach, Florida 33069 Benjamin F. Diamond Attorney Florida Bar Number: 899291 THE DIAMOND LAW FIRM, P.A. 150 2nd Avenue North, Suite 570 St. Petersburg, FL 33701 Telephone: (727) 823-1400 Fax: (727) 999-5111 E-Mail: ben@diamondlawflorida.com Secondary E-Mail: monroe@diamondlawflorida.comNovember 15, 22, 2024 24-02176S

### SECOND INSERTION

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

FLORIDA PROBATE DIVISION Case No.: 2024 CP 005169 SC IN RE: ESTATE OF DOROTHEA MILLER

Deceased. The administration of the estate of Dorothea Miller, deceased, whose date of death was on or about August 24, 2024, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

The personal representative or curator, if applicable, 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, if applicable, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

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. The date of first publication of this

notice is November 15, 2024.

#### Personal Representatives: Donna Smithbower 1105 Hillcrest Drive Nokomis, FL 34275

Attorney for Personal Representative: James L. Essenson, Esq. (FBN 0359033) 100 Wallace Ave., Ste. 310 Sarasota, FL 34237 Phone (941) 954-0303 essenson@essensonlaw.com bwelch@essensonlaw.com November 15, 22, 2024 24-02158S

### SECOND INSERTION

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

PROBATE DIVISION File No. 2024-CP-5374 NC IN RE: ESTATE OF VELMA J. DAY

Deceased. The administration of the estate of VELMA J. DAY, deceased, whose date of death was September 16, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims 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 PUBLICA-TION 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 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 November 15, 2024.

#### **Personal Representative:** GEOFFREY A. FRAZIER 6000 Cattleridge Drive, Suite 200 Sarasota, Florida 34232

Attorney for Personal Representative:

John A. Moran, Esq.

Attorney

Florida Bar Number: 0718335 Dunlap & Moran, P.A. P.O. Box 3948 Sarasota, Florida 34230-3948 Telephone: (941)3660115 Fax: (941) 3654660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail:

czaccari@dunlapmoran.com

DMProbate@dunlapmoran.com

November 15, 22, 2024 24-02189S

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-5367 NC IN RE: ESTATE OF RAYMOND DAY

Deceased. The administration of the estate of RAYMOND DAY, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attor-

nev are set forth below. All creditors of the decedent and other persons having claims 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 PUBLICA-TION 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 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 November 15, 2024.

#### Personal Representative: GEOFFREY A. FRAZIER 6000 Cattleridge Drive, Suite 200

Sarasota, Florida 34232 Attorney for Personal Representative: John A. Moran, Esq. Attorney Florida Bar Number: 0718335 Dunlap & Moran, P.A. P.O. Box 3948 Sarasota, Florida 34230-3948 Telephone: (941)3660115 Fax: (941) 3654660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail:

czaccari@dunlapmoran.com

DMProbate@dunlapmoran.com

November 15, 22, 2024 24-02188S

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP005057XXASC IN RE: ESTATE OF

### KATHLEEN LINDA GORMLEY a/k/a KATHLEEN GORMLEY,

Deceased. The administration of the estate of KATHLEEN LINDA GORMLEY a/k/a KATHLEEN GORMLEY, deceased, whose date of death was December 22, 2023, 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.

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 STATUTE 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 November 15, 2024.

#### Personal Representative: Michael Gormley

142 Germantown Road West Milford, New Jersey 07480 Attorney for Personal Representative: Meryl Conte Clayton, Esq. Florida Bar Number: 0071821 Conte Clayton & Austin, P.A. 3277 Fruitville Road, Suite D-2 Sarasota, Florida 34237 Telephone: (941) 955-5040 Fax: (866) 343-8945 E-Mail: mcc@ccalawyers.com November 15, 22, 2024 24-02178S

SECOND INSERTION

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

PROBATE DIVISION File No.: 24-CP-4799 NC IN RE: THE ESTATE OF JAMES LAVERNE SCHULZ,

**Deceased.**The administration of the estate of JAMES LAVERNE SCHULZ, deceased, File Number 24-CP 4799 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the Decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED.

The date of first publication of this Notice is November 15, 2024.

Catherine A. Collins, Personal Representative 10745 Kingsfield Lane

Woodbury, Minnesota 55129 THOMAS G. ECKERTY, ESQUIRE Attorney for Personal Representative 12734 Kenwood Lane, Suite 89 Fort Myers, Florida 33907-5638 thomaseckerty@embargmail.com Office: (239) 936-8338 Florida Bar No.: 310565 24-02165S November 15, 22, 2024

# SECOND INSERTION

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

FLORIDA PROBATE DIVISION File No.: 2024 CP 003827 NC IN RE: ESTATE OF AARON CYR BAERTSCH, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of AARON CYR BAERTSCH, deceased, File No. 2024 CP 003827 NC by Circuit Court for the Twelfth Judicial Circuit, in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237; that the decedent's date of death was May 24, 2024; that the total value of the estate is \$5,279.39 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Marjorie Adams 35 Deans Way Cumberland Foreside, ME 04110 Ellen Aron 26785 Weiskopf Dr Englewood, FL 34223 Barbara Good PO Box 1422 Presque Isle, ME 04110 Jerry Cyr 188 Sandy Hill Road South Portland, ME 04106 Barbara Knutson 2042 5th St E West Fargo, ND 58078 Roland Cyr, Jr. 12 Marilyn Dr. Atkinson, NH 03811

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING OTHER APPLICABLE TIME PE-RIOD, 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 November 15, 2024.

Person Giving Notice: **Courtney Casciola** 6287 Aventura Dr Sarasota, FL 34241

Attorney for Person Giving Notice: Richard J. Cole, III Cole & Cole Law, P.A 46 N. Washington Blvd., Ste. 24 Sarasota, Florida 34236 (941) 365-4055 (941) 365-4219 (FAX) Rc3@colecolelaw.com Florida Bar No.: 0059708

24-02155S

November 15, 22, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ASOTA COUNTY, FLORIDA PROBATE DIVISION File Number: 2024 CP 005565 NC

IN RE: ESTATE OF SHIRLEY ANN MITCHEL, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of SHIRLEY ANN MITCHEL, deceased, File Number 2024 CP 005565 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Karen E. Rushing Sarasota County Clerk of the Circuit Court and County Comptroller, P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITH-IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is November 15, 2024.

#### Personal Representative: Rick Labosco

8701 Baltusrold Drive Flowermound, TX 75022 Attorney for Personal Representative: Laurie B. Sams, Esq. Florida Bar #136001 3859Bee Ridge Road, #202Sarasota, Florida 34233  $(941)\,923\text{-}1685$ Primary E-mail: lauriesams@comcast.net November 15, 22, 2024 24-02177S

### SECOND INSERTION

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

#### PROBATE DIVISION CASE NO. 2024-CP-004752-NC IN RE: ESTATE OF LOUIS A. PEEK,,

Deceased. The administration of the estate of LOUIS A. PEEK, deceased, whose date of death was APRIL 6, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2071 RINGLING 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 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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: November 15, 2024.

YVONNE LAMB Personal Representative

3224 Newtown Blvd. Sarasota FL 34234 MATTHEW MCCONNELL, Esq. Florida Bar No. 126161 Attorney for Personal Representative Dickman Law Firm Post Office Box 111868 Naples, FL 34108 T: 239-434-0840 / F: 239-434-0940 matthew@dickmanlawfirm.orgNovember 15, 22, 2024 24-02166S SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-004993-SC IN RE: ESTATE OF

SANDRA LAMAR BENELL,

Decesed. The administration of the estate of Sandra Lamar Benell, deceased, whose date of death was November 12, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and 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

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 November 15, 2024.

### Personal Representative: Ralph Steven Benell

605 E. 24th Avenue Gulf Shores, AL 36542 Attorney for Personal Representative: Jeffrey P. Coleman, Esquire Florida Bar Number: 503614 COLEMAN LAW FIRM 581 South Duncan Avenue Clearwater, FL 33756 Tel.: (727) 461-7474; Fax: (727) 461-7476 E-Mail: jeff@colemanlaw.com Secondary E-Mail: emily@colemanlaw.com; joanne@colemanlaw.com November 15, 22, 2024 24-02163S

SECOND INSERTION

NOTICE TO CREDITORS

THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF

SARASOTA - STATE OF FLORIDA

PROBATE DIVISION
File No.: 2024-CP-004776 SC

IN RE ESTATE OF

PAMELA CAROL APPOLSON

Deceased.

The administration of the Estate of PA-

MELA CAROL APPOLSON, deceased, whose date of death was March 3, 2023

is pending in Circuit Court for Sara-

sota County Florida, Probate Division

for South County, the address of which

S. Tamiami Trail, Venice, FL 34293, under File No.: 2024-CP-004776-SC.

The name and address of the personal

representative and the personal repre-

sentative's attorney are set forth below.

on November 15, 2024.

The first publication of this Notice is

All creditors of the decedent and

other persons having claims or de-

mands against the decedent's estate, on whom a copy of this Notice is required

to be served must file their claims with

this Court, WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICA-

TION OF THIS NOTICE OR WITHIN

THIRTY (30) DAYS AFTER THE

DATE OF SERVICE OF A COPY OF

All other creditors of the decedent

and other persons having claims or

demands against the decedent's estate,

must file their claims with this Court

WITHIN THREE (3) MONTHS AF-

TER THE DATE OF THE FIRST PUB-

LICATION OF THIS NOTICE. ALL

CLAIMS NOT SO FILED WILL BE

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Samantha Kutcher-Ristau,

Personal Representative

c/o Paul J. Bupivi, Esq.

330 S. Pineapple Avenue, Suite 110

Sarasota, Florida 34236

Tel.: (941) 404-6360

Paul J. Bupivi, Esq.(FL Bar #94635)

330 S. Pineapple Avenue, Suite 110

November 15, 22, 2024 24-02173S

DATE OF DEATH IS BARRED.

Dated: November 4, 2024

NOTWITHSTANDING THE TIME

THIS NOTICE ON THEM.

FOREVER BARRED

Paul J. Bupivi /s/

Attorney for the

Personal Representative

Sarasota, Florida 34236

Email: paul@bupivilaw.com

Tel.: (941) 404-6360

South County Courthouse, 4004

### SECOND INSERTION

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

File No. 2024-CP-004760-NC IN RE: ESTATE OF: WILLIAM E. HIATT, JR. a/k/a WILLIAM ERNEST HIATT, JR., Deceased.

The administration of the estate of WILLIAM E. HIATT, JR., also known as WILLIAM ERNEST HIATT, JR., deceased, whose date of death was August 12, 2024; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set

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 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: November 15, 2024.

#### DAVE M. EVANS, JR. Personal Representative 2601 Cattlemen Road, Suite 503

Sarasota, Florida 34232 Dave M. Evans, Jr.

Attorney for Personal Representative Email: DEvans@leeandevans.com Secondary Email: SKrauss@leeandevans.com Florida Bar No. 1013511 Lee & Evans, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 November 15, 22, 2024

# SECOND INSERTION

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

PROBATE DIVISION Case No.: 2024 CP 003420 NC IN RE: ESTATE OF DOLORES PEARSON, Deceased.

The administration of the estate of DO-LORES PEARSON, deceased, whose date of death was May 16, 2024, and whose social security number is XXX-XX-9826, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is, 2000 Main St., Sarasota, Florida 34237, file number 2024 CP 003420 NC. 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 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. 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 November 15, 2024.

#### Personal Representative: Kevin Pearson 7835 Pine Terrace Dr.

Sarasota, FL 34243 Attorney for Personal Representative: /s/ Richard J. Cole. III Richard J. Cole, III, Esq. 46 N. Washington Blvd., Ste. 24 Sarasota, FL 34236 (941) 365-4055 (941) 365-4219 (Fax) Rc3@colecolelaw.com Florida Bar No.: 0059708 November 15, 22, 2024 24-02154S

#### SECOND INSERTION

NOTICE OF ZOOM HEARING ON PETITION TO APPOINT A GUARDIAN ADVOCATE, AMENDED PETITION TO WAIVE A BACKGROUND CHECK AND EDUCATIONAL REQUIREMENTS, AND PETITION TO WAIVE

ANNUAL ACCOUNTINGS THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 GA 2994-SC **Division Probate** 

IN RE: GUARDIANSHIP OF DALLIS BERNABI

TO: Dallis Bernabi 3134 S. Haverland Avenue North Port, FL 34288 Joseph Barnabi 3134 S. Haberland Avenue North Port, FL 34288 Kathleen Donaldson 3134 S. Haberland Avenue North Port, FL 34288 Matthew Mayper, Esq. 1515 Ringling Blvd., Tenth Floor Sarasota, FL 34236 Stephanie A Singleton 21107 Ionia Street Port Charlotte, FL 33952

PLEASE TAKE NOTICE THAT the undersigned will have the following Petitions heard: ISSUE: Petitioner's PETITION TO

APPOINT A GUARDIAN ADVOCATE (DIN 12), AMENDED PETITION TO WAIVE A BACKGROUND CHECK AND EDUCATIONAL REQUIRE-

MENTS (DIN 11) and PETITION TO WAIVE ANNUAL ACCOUTINGS

(DIN 4) JUDGE: The Honorable MARIA RUHL.

DATE AND TIME: Thursday, December 12, 2024 at 10:45 AM 15 minutes are reserved Confirmation Number: 321341

LOCATION: Zoom Hearing Credentials: https:// www.zoom.us/ "Click Join a Meeting"

Meeting ID: 953 8692 2429 Password: 138155

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, FL 34230-3079, (941)861-8000, 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. s/ Robert W. Segur, Esq. Florida Bar No. 0700932 Law Offices of Robert W. Segur, P.A. 2828 S. McCall Road, PMB  $56\,$ Englewood, FL 34224 Tel: 941-473-8878 legal@segurlaw.netAttorney for Petitioner Nov. 15, 22, 29; Dec. 6, 2024

24-02156S

#### SECOND INSERTION

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

FLORIDA PROBATE DIVISION File No. 2024-CP-004981 IN RE: ESTATE OF DAVID ROSS CRUM (a/k/a DAVID R. CRUM, JR.), Deceased.

The administration of the Estate of DAVID ROSS CRUM (a/k/a DAVID R. CRUM, JR.), deceased, whose date of death was March 25, 2023, is pending in the Circuit Court for Sarasota. Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the Ancillary Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 November 15, 2024.

KIMBERLY CRUM

(a/k/a KIMBERLY KROWITZ), Ancillary Personal Representative c/o Berlin Patten Eblin, PLLC 525-1st Avenue North

St. Petersburg, Florida 33701 LAUREN V. MABE, ESQ. Florida Bar No. 1025208 Berlin Patten Ebling, PLLC 324 S. Hyde Park Avenue., Suite 325 Tampa, Florida 33606 Telephone: (813) 467-7500 Fax: (813) 251-1662 Primary Email: lmabe@berlinpatten.com Secondary Email: tkelley@berlinpatten.com Secondary Email: probate@berlinpatten.com Attorney for Ancillary Personal Representative November 15, 22, 2024 24-02162S

# SECOND INSERTION

NOTICE TO CREDITORS

 $(summary\ administration)$ IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 CP 004978 NC IN RE: ESTATE OF BARBARA F. ANDERSON,

Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of BARBARA F. ANDERSON, deceased, File Number 2024 CP 004978 NC , by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079; that the decedent's date of death was June 6, 2024; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address PETER ANDERSON. INDIVIDUALLY AND AS TRUSTEE OF THE BARBARA F. ANDERSON TRUST AGREEMENT DATED MAY 10, 1990, AS AMENDED 72 Riverford Rd., Brookfield, CT 06804 RENEE MORRISSETTE 26 Norwood Street, Manchester, CT 06040 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 sur-

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

The date of first publication of this Notice is November 15, 2024.

**Person Giving Notice:** PETER ANDERSON 72 Riverford Rd.

Brookfield, CT 06804 Attorney for Person Giving Notice: 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:

emitchell@williamsparker.com November 15, 22, 2024 24-02180S



CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

SECOND INSERTION

#### --- ACTIONS / SALES ---

SARASOTA COUNTY

#### SECOND INSERTION

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

FLORIDA CASE NO. 2023 CA 007431 NC DIVISION C CIRCUIT TRUDY GOLD, AS TRUSTEE OF THE TRUDY GOLD REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 22, 2014, and AMG FINANCING CORP, a Florida corporation,

Plaintiffs, v. DIDAJI INVESTMENTS LLC, a Florida limited liability company; DANIEL LAUTURE, Individually: STILLWATER HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation; JOHN DOE and JANE DOE, as Unknown Tenants; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by,

through or under any of the above-named Defendants, Defendants,

Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause on May 31, 2024, in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein TRUDY GOLD, AS TRUSTEE OF THE TRUDY GOLD REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 22, 2014, and AMG FINANCING CORP, Plaintiffs, and DIDAJI INVESTMENTS LLC, et al., are Defendants, the Clerk of Court will sell to the highest bidder for cash at www.sarasota.realforeclose.com at 9:00 a.m. on January 17, 2025, the following described property as set forth in the Summary Final Judgment of Foreclosure, to wit:

Lot 45, Block G, STILLWATER-UNIT ONE, as per the plat thereof, as recorded in Plat Book  $41,\,\mathrm{Page}\ 25,\,\mathrm{of}\ \mathrm{the}\ \mathrm{public}\ \mathrm{records}$ 

of Sarasota County, Florida. Property Address: 305 Lake Tahoe Court, Englewood, FL

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota,

Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing

or voice impaired, call 711. DATED: November 7, 2024 KOPELOWITZ OSTROW FERGUSON WEISELBERG GILBERT Attorneys for Plaintiffs One West Las Olas Boulevard, Suite 500 Ft. Lauderdale, FL 33301 Tele: (954) 525-4100 Fax: (954) 525-4300 By: /s/ Marni L. Avidon MARNI L. AVIDON Florida Bar No.:67895 avidon@kolawyers.com

000115/01485330\_1 4853-8098-2007, v.1 November 15, 22, 2024

24-02167S

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR Sarasota COUNTY, FLORIDA

Case No.: 2024 DR 005229 NC Adriana Flores, Petitioner, and Victor R. Rincon-Gonzalez Respondent,

TO: Victor R. Rincon-Gonzalez unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Adri-ana Flores, whose address is 2506 23rd. St. Sarasota, FL 34234 on or before 12/2/2024, and file the original with the clerk of this Court at 2000 Main Street, Sarasota, FL 34236 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN

AND FOR SARASOTA COUNTY,

DIVISION

ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

FOR VRMTG ASSET TRUST,

Plaintiff, vs. ALYSSA GARCIA, et al.

Defendant(s).

SOLELY AS OWNER TRUSTEE

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure

dated January 19, 2023, and entered

in 2022 CA 003064 NC of the Circuit

Court of the TWELFTH Judicial

Circuit in and for Sarasota County,

Florida, wherein US BANK TRUST

NATIONAL ASSOCIATION, NOT IN

ITS INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE FOR

VRMTG ASSET TRUST is the Plaintiff and ALYSSA GARCIA; ROBERT

GARCIA 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 December 06, 2024, the following

SOUTH VENICE SUBDIVISION

UNIT NUMBER 32, ACCORD-

ING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK 6.

The action is asking the court to decide how the following real or personal property should be divided: None

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 11-4-2024

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

Nov. 15, 22, 29; Dec. 6, 2024 24-02172S

#### SECOND INSERTION

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

CASE NO.: 2024 CA 004284 BANK OF AMERICA, N.A, Plaintiff, VS. LAURREN THERESA WALKER. AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND: ANNE GRAYSON WALKER. AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND HELEN D. WALKER REVOCABLE TRUST DATED SEPTEMBER 17, 2001; et

Defendant(s).

Defendant(s).

TO: Laurren Theresa Walker, As Successor Trustee of the John J. Walker

Plaintiff, vs.
MILES CHRISTIAN HART, et al,

NOTICE IS HEREBY GIVEN

Pursuant to an Order Rescheduling

Foreclosure Sale dated September 13,

2024, and entered in Case No. 2010

CA 012116 NC of the Circuit Court

of the Twelfth Judicial Circuit in and

for Sarasota County, Florida in which

And Helen D. Walker Revocable Trust Dated September 17, 2001 Last Known Residence: 6800 Manasota Key Road Englewood, FL 34223 TO: Unknown Beneficiaries of the John J. Walker And Helen D. Walker Revocable Trust Dated September 17, 2001

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

Last Known Residence: Unknown

LOT 1, TRACT 1A, CARROL-LAND SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 39, PUBLIC RECORDS OF SARA-SOTA COUNTY, FLOIRDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before December 16, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on November 4, 2024. KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-1259B Ref# 9773

November 15, 22, 2024 24-02151S

# SECOND INSERTION

NOTICE OF RESCHEDULED SALE Wells Fargo Bank, N.A., is the Plaintiff **PURSUANT TO CHAPTER 45** and Miles Christian-Hart, Sarasota IN THE CIRCUIT COURT OF THE County, Sarasota Springs Community TWELFTH JUDICIAL CIRCUIT Association, Inc., Barbara J. Christian-IN AND FOR SARASOTA COUNTY, Hart, are defendants, the Sarasota FLORIDACounty Clerk of the Circuit Court will CIVIL ACTION sell to the highest and best bidder for CASE NO.: 2010 CA 012116 NC cash in/on online at the Internet: www. WELLS FARGO BANK, N.A., sarasota.realforeclose.com, Sarasota

> Final Judgment of Foreclosure: LOT 253, UNIT 2, SARASOTA SPRINGS SUBDIVISION, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 8 AT PAGE 6, OF THE PUBLIC RECORDS

County, Florida at 9:00am on the December 12, 2024 the following

described property as set forth in said

OF SARASOTA COUNTY, FLOR-IDA. A/K/A3439 BELMONT BLVD.,

 $SARASOTA, FL\,34232\text{-}4905$ 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 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.

Dated this 12 day of November, 2024 ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171

eService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/10-52813

24-02191S

November 15, 22, 2024

described property as set forth in said Final Judgment, to wit: LOTS 8924, 8925 AND THE NORTHWEST 1/2 OF LOT 8926,

FLORIDA GENERAL JURISDICTION RD, VENICE, FL 34293 Any person claiming an interest in the CASE NO. 2022 CA 003064 NC US BANK TRUST NATIONAL

TY FLORIDA.

SECOND INSERTION

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

PAGE 86, OF THE PUBLIC RE-

CORDS OF SARASOTA COUN-

Property Address: 3129 DATURA

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 11 day of November, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com22-001418 - GrS

November 15, 22, 2024

# THIRD INSERTION

NOTICE OF ACTION PURSUANT TO SECTION 49.10 F.S. IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY, FLORIDA CASE NUMBER: 2024 CA 004282 NC ACME INVESTMENT GROUP, LLC, a Florida liability company Plaintiff, v.

All persons or parties claiming an interest in the property as heirs, devisees, grantees, assigns, lienors, creditors, trustees, or other claiming by, through, under or against VIVIAN ROZIER A/K/A VIVIAN M. ROZIER A/K/A VIVIAN MERLE PHILLIPS A/K/A MERLE PHILLIPS PATE A/K/A RITA **Defendants** 

TO: All persons or parties claiming an interest in the property as heirs, devisees, grantees, assigns, lienors, creditors, trustees, or other claiming by, through, under or against VIV-IAN ROZIER A/K/A VIVIAN M. ROZIER A/K/A VIVIAN MERLE PHILLIPS A/K/A MERLE PHILLIPS PATE A/K/A RITA PHILLIPS, and ALL OTHERS WHOM IT MAY CON-

YOU ARE NOTIFIED that an action to foreclose real property in Sarasota County, Florida:

Lot 24, Block "C", Madison Park, as per Plat thereof recorded in Plat Book 2, Page 60, 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 JAMES D. GIB-SON, ESQUIRE, the Plaintiff's attor-

ney whose address is GIBSON KOHL, P.L., 1800 Second Street, Suite 777, Sarasota, FL 34236, Primary Email: legaljimjdg@comcast.net Secondary Email: legaljimws2@comcast.net within 30 days after the first publication of this Notice and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. The Notice of Action shall be published in the Business Observer for 4 consecu-

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 hearing or voice impaired, call 711.

DATED this 30 day of October, 2024. KAREN RUSHING CLERK OF COURT (SEAL) By: Glen Kopinsky

Deputy Clerk JAMES D. GIBSON, ESQUIRE, the Plaintiff's attorney GIBSON KOHL, P.L. 1800 Second Street, Suite 777, Sarasota, FL 34236, Primary Email: legaljimjdg@comcast.net Secondary Email: legaljimws2@comcast.net November 8, 15, 22, 29, 2024

24-02111S

# THIRD INSERTION

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

COUNTY, FLORIDA Case No.: 2024 CA 3483 NC ANTHONY BOLLOM, KATIE LEANNE BOLLOM, EMILY MARIE BOLLOM, and ELENA CATHERINE SHELFORD, as the Co-Personal Representative of the ESTATE OF MARTIN PATRICK

Platintiff, v. ARGENTINO J. POMPHILE, individually, MARIA T. POMPHILE, individually, ARGENTINO J. POMPHILE AND MARIA T. POMPHILE, as Co-Trustees of THE POMPHILE FAMILY TRUST **U/T/D JUNE 23, 2004, FIFTH** THIRD BANK, an Ohio banking corporation, as successor by merger to FIFTH THIRD BANK, a Michigan banking corporation, f/k/a FIFTH THIRD BANK (SOUTH FLORIDA), AMERICAN MOMENTUM BANK, a foreign profit corporation, as successor in interest to Landmark Bank of Florida, HIDDEN LAKE VILLAGE OF SARASOTA, INC. as Florida not-for-profit corporation, UNKNOWN HEIRS OF MARTIN BOLLOM, 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.

Defendants. TO: UNKNOWN HEIRS OF MAR-TIN BOLLOM and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING A CLAIM TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED

Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an ac-

tion for partition of the following real property located in Sarasota County,

UNIT 2610-D, HIDDEN LAKE

VILLAGE, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1368, PAGE 1482, AND ANY AMEND-MENTS FILED THERETO, ANY CONDOMINIUM PLAT BOOK 14, PAGES 16, 16A THROUGH 16H, INCLUSIVE, PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDI-VIDED INTEREST IN AND TO THE COMMON ELEMENTS

APPURTENANT THERETO. Commonly known as: 2610 Pine Lake Terrace Unit D Sarasota,

FL, 34237. This action has been filed against you and you are required to serve a copy of your written defenses, if any, on Bentley Goodrich Kison P.A., Plaintiff's attorney, whose address is 783 South Orange, Ave., 3rd Floor, Sarasota, FL 34236, within 30 days after the first publication of this notice, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each 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. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

KAREN E RUSHING, CLERK (SEAL) By: G. Kopinsky Deputy Clerk

Bentley Goodrich Kison P.A., Plaintiff's attorney, 783 South Orange, Ave., 3rd Floor, Sarasota, FL 34236 Nov. 8, 15, 22, 29, 2024 24-02103S

# SECOND INSERTION

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

CASE NO. 2024 CA 002758 NC CHASE HOME LENDING MORTGAGE TRUST 2023-RPL2, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST LOIS L. GARNER A/K/A LOIS L. SIMPSON, DECEASED; GEORGE JOSEPH SIMPSON; JEANETTE MARIE GROSE; JAMES WILLIAM SIMPSON; JOSEPH MICHAEL SIMPSON; MICHAEL JAMES SIMPSON; WELLS FARGO, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION; DEER HOLLOW HOMEOWNERS ASSOCIATION. INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s)

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN IN-TEREST BY, THROUGH, UNDER OR AGAINST LOIS L. GARNER A/K/A LOIS L. SIMPSON, DECEASED (LAST KNOWN ADDRESS) 1083 DEER HOLLOW WAY SARASOTA, FLORIDA 34232 JOSEPH MICHAEL SIMPSON (LAST KNOWN ADDRESS) 1083 DEER HOLLOW WAY SARASOTA, FLORIDA 34232

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

LOT 99, DEER HOLLOW,
UNIT IB, AS PER PLAT
THEREOF, RECORDED IN PLAT BOOK 30, PAGE 19, 19 A

AND 19B, OF THE PUBLIC RE-CORDS OF SARASOTA COUN-TY, FLORIDA. a/k/a 1083 DEER HOLLOW WAY, SARASOTA, FLORIDA

24-02182S

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before December 16, 2024 , a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OB-SERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 6 day of November, 2024.

KAREN E. RUSHING As Clerk of the Court (SEAL) By /s/ Glen Kopinsky As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 24-00440 JPC November 15, 22, 2024 24-02159S

# 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 34293,12/05/2024, 10:30 AM Tori Young-Boxes 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. November 15, 22, 2024

# SECOND INSERTION

**SARASOTA COUNTY** 

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 005024 SC Division: Probate IN RE: ESTATE OF JAY JOSEPH GREENBERGER Deceased.

The administration of the estate of JAY JOSEPH GREENBERGER, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 Tamiami Trail South, Venice, Florida  $34293. \ {\rm The} \ {\rm names} \ {\rm and} \ {\rm addresses} \ {\rm of} \ {\rm the}$ 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 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 November 15, 2024.

Personal Representative: MATTHEW RYAN GREENBERGER c/o Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2

Venice, FL 34285 Attorney for Personal Representative: JULIE A. COLLINS Florida Bar Number: 0151483 Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2 Venice, FL 34285 Telephone: (941) 408-8555 Fax: (941) 408-8556  $\hbox{E-Mail: jcollins@staaslawgroup.com}\\$ Secondary E-Mail: eservice@veniceelderlaw.com

November 15, 22, 2024 24-02161S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-4729-SC **Division Probate** IN RE: ESTATE OF DELORES J. KORTKAMP

**Deceased.**The administration of the estate of DELORES J. KORTKAMP, deceased, whose date of death was July 31, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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 November 15, 2024.

Personal Representative: APRIL NITKIN

49 Garlor Drive Havertown, Pennsylvania 19083 Attorney for Personal Representative: BRADEN H. SHARRER Attorney Florida Bar Number: 0084674 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: tweiss@farr.com November 15, 22, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-005138 NC IN RE: ESTATE OF

PATRICIA R. CREGUT, Deceased. The administration of the estate of PA-TRICIA R. CREGUT, deceased, whose date of death was September 29, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice to 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

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.

The date of first publication of this notice is November 15, 2024.

Personal Representative: Michelle Cregut 1127 Venice Street Longmont, Colorado 80501

Attorney for Personal Representative: John A. Moran, Attorney Florida Bar Number: 718335 Dunlap & Moran, P.A. P.O. Box 3948, Suite 300 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 3654660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail: czaccari@dunlapmoran.com Alternate Secondary E-Mail: DMprobate@dunlapmoran.com November 15, 22, 2024 24-02175S SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-5182-SC Division Probate IN RE: ESTATE OF

ROMEO H. MIEL

Deceased.

The administration of the estate of RO-MEO H. MIEL, deceased, whose date of death was June 14, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative

and the personal representative's attor-

nev 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 SER-VICE 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

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 November 15, 2024. Personal Representative: ARCELYN MIEL PEREZ

602 Pine Ranch East Road Osprey, Florida 34229 Attorney for Personal Representative: BRADEN H. SHARRER Attorney Florida Bar Number: 0084674 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: tweiss@farr.com November 15, 22, 2024 24-02157S November 15, 22, 2024 24-02179S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-5257-NC Division PROBATE IN RE: ESTATE OF KATHLEEN JOHNSON,

**Deceased.**The administration of the estate of KATHLEEN JOHNSON, deceased, whose date of death was September 1, 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

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 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 November 15, 2024.

> Personal Representative: JOESPEH JOHNSON

3920 Brookside Drive Sarasota, FL 34231 Attorney for Personal Representative: Dave M. Evans, Jr., Esquire Attorney for Personal Representative Florida Bar No. 1013511 LEE & EVANS, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Facsimile: (941) 365-1492 Email: devans@leeandevans.com Secondary Email: ljohnston@leeandevans.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-005653 NC IN RE: ESTATE OF KATHLEEN A. BUTLER Deceased.

The administration of the estate of Kathleen A. Butler, deceased, whose date of death was June 25, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal 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 November 15, 2024.

Personal Representative: Maureen B. Serrano 4348 Mourning Dove Drive Naples, Florida 34119

Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic Attorney Florida Bar Number: 1018523 801E Venice Ave, Ste. 2Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com

November 15, 22, 2024 24-02190S

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 005301 NC IN RE: ESTATE OF JOAN HERROLD WOOD, Deceased.

The administration of the estate of JOAN HERROLD WOOD, deceased, whose date of death was September 25, 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 representatives and the personal representatives' attorney are set forth below.

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

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.

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 sur-

Email

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

BARRED.

The date of first publication of th

Personal Representatives: JOYCE NAZOR HERROLD 232 N. High Street Lancaster, OH 43130 THE NORTHERN TRUST COMPANY 1515 Ringling Blvd.

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 Secondary:

viving spouse is property to which the

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.

notice is November 15, 2024.

Sarasota, FL 34236

for Personal Representatives: Primary: aheedy@williamsparker.com ncarson@williamsparker.com

November 15, 22, 2024 24-02193S

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002833-NC

**Division Probate** IN RE: ESTATE OF NADINE KOZINN Deceased. The administration of the estate of NA-

DINE KOZINN, deceased, whose date of death was March 5, 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 represene and the nerso 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 de-

Who benefits from legal notices?

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 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.

The date of first publication of this

notice is November 15, 2024. Personal Repre Elisa Kozinn-Hanlon 238 Center Street Manahawkin, NJ 08050

Attorney for Personal Representative: F. Gant McCloud Florida Bar Number: 0072163 F. GANT MCCLOUD, P.A. 1605 Main Street, Suite 700 Sarasota, FL 34236 Telephone: (941) 957-9330 E-Mail: gant@ boardcertifiedestateplanning.com November 15, 22, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003376 SC IN RE: ESTATE OF

Jeffrey C. Rush Deceased. The administration of the estate of Jef-

frey C. Rush, deceased, whose date of death was April 12th, 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 attornev 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 NOTICE.

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 November 15, 2024.

Douglas J. Rush

P.O. Address: 29129 Johnston Road, Lot 2803, Dade City, FL 33523Loren M. Paul, Esq. Florida Bar No. 0174660 Attorneys for Personal Representative Baker & Paul 503 Manatee Avenue East Bradenton, FL 34208 Telephone: 9417470888 Email Addresses: Rhonda@bpdlawoffice.com Service@bpdlawoffice.com November 15, 22, 2024 24-02192S



legal@businessobserverfl.com



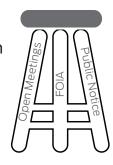
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

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

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency











This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

# prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



**Accessibility** 

೭ಿ೭

**Independence** 



Verifiability



**Archivability** 

**Publishing** notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



# ypes Of Public Notices

# Citizen Participation Notices

Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and

Government Meetings  $\overline{\ }$  and Hearings

Land and Water Use

Tax Districts

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes



**Commercial Notices** Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists. Tax Deed Sales

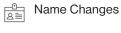


**Government Property** Sales



Permit and License Applications

Mortgage Foreclosures



Probate Rulings



**Divorces and Adoptions** 



Orders to Appear

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

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com