

### SARASOTA COUNTY LEGAL NOTICES

#### --- PUBLIC SALES / ESTATES ---

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that The Business Shop LLC, owner desiring to engage in business under the fictitious name of "V-TECH Wellness" located in Manatee County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
November 29, 2024 24-02243S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Life Storage 2201 Fruitville Rd. Sarasota, FL 34237, 12/19/2024 10:00AM  
Salvador Diazverson Jr  
Office Furn/Machines/Equip, Acct. Records/Sales Samples  
Jose Olmeda  
luggage and a backpack holding clothing  
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.  
Nov. 29; Dec. 6, 2024 24-02272S

**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:  
997 Center Road Venice, FL 34292, 12/19/24 at 10:00 A.M.  
Lucas Seibert  
furniture  
Victoria Porter  
Furniture, And boxes  
Keith Ripich  
Household Goods/Furniture, TV/ Stereo Equipment  
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.  
Nov. 29; Dec. 6, 2024 24-02270S

**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:  
2255 N. Washington Blvd. Sarasota, FL 34234  
December 19th, 2024 at 10:00AM.  
Sebastian Torres  
Bed furniture, 2 small TVs, queen bed frame, and mattress.  
Veronica Perry  
Furniture, Bed frames, and boxes  
Shamyra Wilson  
Boxes  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Nov. 29; Dec. 6, 2024 24-02246S

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 5621 NC  
IN RE: ESTATE OF GLORIA J. RIGOPULOS  
Deceased.  
The administration of the estate of GLORIA J. RIGOPULOS, deceased, whose date of death was October 19, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the co-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

**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 Courtyard Simply Modern located at 6222 Tower Lane, Unit A8 in the City of Sarasota, Sarasota County, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 21st day of November, 2024.  
Thomas P. Hemingway  
November 29, 2024 24-02251S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4029 Bee Ridge Rd. Sarasota, FL 34233 12/19/2024 @10:00AM  
Teresa Rickman  
Personal Items  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Nov. 29; Dec. 6, 2024 24-02277S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage  
3000 S Tamiami Trail  
Venice FL 34293  
12/19/2024 10:00 AM  
Richard Ford  
Tools furniture  
Jorge Holloway  
bags of clothes, computer  
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.  
Nov. 29; Dec. 6, 2024 24-02266S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
4515 S. Tamiami Tr. Sarasota FL 34231 on 12/19/2024 at 10:00 a.m.  
Denise Mondane  
Household Goods/Furniture  
Darryl Knapp  
Tools/Boxes  
Darryl Knapp  
camping/boxes  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Nov. 29; Dec. 6, 2024 24-02245S

**FIRST INSERTION**  
OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION

**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 Courtyard Modern Builders located at 6222 Tower Lane, Unit A8 in the City of Sarasota, Sarasota County, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 21st day of November, 2024.  
Thomas P. Hemingway  
November 29, 2024 24-02252S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5005 Englewood road Venice , FL 34293 ,12/19/2024, 10:30 AM  
Kelley DeRoche-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.  
Nov. 29; Dec. 6, 2024 24-02271S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5109 Fruitville Rd, Sarasota FL 34232 on 12/19/24 at 10am  
Garrett Sennott  
house hold goods , boxes  
Scott Allen  
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.  
Nov. 29; Dec. 6, 2024 24-02264S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
6200 Edgelake Dr.  
Sarasota, FL 34240  
Auction Date: 12/19/2024  
Time of Sale: 10:00 AM  
Tenant: Ken Milosz  
Description of Property: Household items, clothing  
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.  
Nov. 29; Dec. 6, 2024 24-02244S

**FIRST INSERTION**  
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 29, 2024.  
**Alexander P. Rigopoulos**  
2 Emerson St.,  
Belmont, MA 02478  
**George C.L. Birkhold**  
512 N. Orange Ave.,  
Sarasota, FL 34236  
Robert P. Scheb, Esq.  
Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA  
2750 Ringling Blvd., Suite 3  
Sarasota, FL 34237  
(941) 366-5510  
Florida Bar No. 398519  
rscheb@bowmangeorge.com  
Attorneys for Personal Representative  
Nov. 29; Dec. 6, 2024 24-02260S

**FIRST INSERTION**  
**Notice of Public Meeting Lakewood Ranch Stewardship District**  
A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, December 13, 2024, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt  
District Manager  
November 29, 2024 24-02269S

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/19/2024 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

**Unit 1161 Pennie Robinson Boxes, Totes**  
**Unit 2209 Zach Neuf Boxes, Electronics, Furniture**  
**Unit 2230 Michael Marcel Furniture, Clothes**  
**Unit 4005 Shane Wheeler Boxes, Furniture, Outdoors Equipment**

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Please contact the property with any questions (941) 893-1782.

Nov. 29; Dec. 6, 2024 24-02265S

**FIRST INSERTION**  
**PUBLIC NOTICE**  
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 904685 from DDX SS Fund II Sarasota Propco, LLC, P.O. Box 92137, Albuquerque, NM 87199. Application received: October 21, 2024. Proposed activity: Self Storage Facility. Project name: 17th Street Self Storage. Project size: 2.83 Ac. Location: Section(s) 17, Township 36 South, Range(s) 18 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.  
November 29, 2024 24-02256S

**FIRST INSERTION**  
**PUBLIC NOTICE**

Notice is hereby given that the Southwest Florida Water Management District (District) received on November 21, 2024, a Water Use Permit (WUP) Modification Application to add a reclaimed water line for pond augmentation including the addition of a surface water withdrawal re-pump station for irrigation purposes at BeachWalk by Manasota Key (fka, Villages of Manasota Beach), by applicants: Pulte Home Company, LLC, 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134; BMG Three, LLC, 2033 Main Street, Suite 600, Sarasota, Florida 34237; and Beachwalk at Manasota Key Homeowners Association, Inc., 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134. Application No. 20 020853.001. Application received: November 21, 2024. Predominant use type(s): Residential Lawn/Landscape and Sports Playing Fields. Quantity: The authorized allocated groundwater quantities remain the same as follows: an Annual Average Daily (AAD) quantity of 113,200 gallons per day (gpd), a Drought AAD quantity of 130,700 gpd, a Peak Month quantity of 351,100 gpd, and a Maximum Crop (Frost-Freeze) Protection quantity of zero (0) gallons per event. The requested new quantities are associated with reclaimed / reuse water only and are requested as follows: an AAD reclaimed quantity of 407,000 gpd, a Drought AAD reclaimed quantity of 469,200 gpd, a Peak Month reclaimed quantity of 595,200 gpd, and a Maximum Crop (Frost-Freeze) Protection reclaimed quantity of zero (0) gallons per event. Location: Section(s) 11 and 12, Township 40 South, Range 19 East, in Sarasota County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
November 29, 2024 24-02253S

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 5454 SC  
Division Probate  
IN RE: ESTATE OF Walter E. J. Engel  
Deceased.  
The administration of the estate of Walter E. J. Engel, deceased, whose date of death was September 16th, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 29, 2024.

**Linda Ackerman**  
**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, PA.  
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. 29; Dec. 6, 2024 24-02267S

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

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

**OR E-MAIL:**  
legal@businessobserverfl.com

**Business Observer**  
LV10161





--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR POSTING BY CLERK IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2024 DR 5664 NC
In Re: The Marriage of: ANADI GAUR, Petitioner/Husband, and ASTHA SINHA, Respondent/Wife.
YOU ARE NOTIFIED that an action for Dissolution of Marriage...

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2024 CA 005117 NC
HOMeward RESIDENTIAL, INC., Plaintiff, vs. BENJAMIN RODGER AKA BENJAMIN-PIERCE RODGER; MELISSA RODGER AKA MELISSA-MARIE RODGER; HUNTER N. RODG, ET AL. Defendants
To the following Defendant(s): BENJAMIN RODGER A/K/A BENJAMIN-PIERCE RODGER (CURRENT RESIDENCE UNKNOWN)...

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 005380 NC
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN Q. BOEHM, DECEASED, et. al.
Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN Q. BOEHM, DECEASED...

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND 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 ZULFIHA O. TURSUNOVA as personal representative, et al., Defendants.
Notice is hereby given pursuant to the final judgment/order entered in the above noted case...

SECOND 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.storage-treasures.com on 12/11/2024 at 10:00AM.

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:
4951 Lakewood Ranch Blvd N Sarasota FL 34240 12/05/2024 10:00am
Alana Turner Household
Ryan Shepherd Household
Zachari Klawonnhousehold
Kady Bryanthousehold

SECOND INSERTION

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 described personal property, to-wit:

Real Property: Springbrook Farm Road Sarasota, FL 34240, (Not Homestead property)
Property Record Information # 0546003016
Legal Description: The following described real property located in Sarasota County, Florida, to wit
Parcel 1: A parcel of land lying in Section 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 Section 21, a distance of 479.35 feet; thence N.01°48'41" W., a distance 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 distance of 460.20 feet; thence N.89°54'08" W., a distance of 472.73 feet, to the Point of Beginning.

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

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. 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 proceeding at the address given on notice. Telephone 941-861-4110.
Kurt A. Hoffman, Sheriff
Sarasota County, Florida
Sgt. E. Alvarez #2281
Nov. 22, 29; Dec. 6, 13, 2024
24-02199S

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

What makes public notices in newspapers superior to other forms of notices?
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
Rarely do consumers specifically search online for public notices.







