

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice of Public Sale: The LockUp Self Storage at 845 N. Tamiami Trail, Nokomis, FL 34275 will sell the contents of the following unit to satisfy a lien to the highest bidder on January 29th, 2025 by 11am, at www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #3063 - Kayla Benson - beach lounge chair, 2 suitcases, ladies clothes, paintings.
January 3, 10, 2025 25-00020S

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, 01/23/25 10:00am
Tim Miller
Household Goods/Furniture
Tim Miller
Household Goods/Furniture
James Wright
furniture, boxes
Alejandra Avalos
Bed, bedroom furniture and living room furniture. Decorations
Kiersten Georgie
Household Goods/Furniture
Greg underwood
Construction materials
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.
January 3, 10, 2025 25-00006S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold an online auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2255 N. Washington Blvd. Sarasota, FL 34234.
January 23rd, 2025 at 10:00AM
Maria Mendoza
Household Goods, Electronics
Tyra Walker
Bag, Baskets, Tv.
Lillie Redmond
Bed, clothes, shoes, Boxes totes
Lydia Wright
Household Items
Katrece Young
2 mattresses wheelchair sectional couch
TERRY MASON
Household items
Frank Segreti
Office 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.
January 3, 10, 2025 25-00005S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice of Public Auction for money due on storage units. Auction will be held on January 20, 2025, at or after 8:00AM and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.
5055 Pan American BLVD North Port, FL 34287
Samantha Browne H43 \$653.45
Nekeisha Walker AA4 \$1,139.47
Nekeisha Walker H07 \$944.90
Jordan Jensen DD26 \$792.01
Marty Zurzke DD16 \$1,137.06
Rebecca Golightly A21 \$265.25
Jason Littlejohn D51 \$357.95
Abby Cretu H30 \$635.90
7850 N Tamiami Trail Sarasota, FL 34243
Elbert Grim 2117 \$697.75
Alissa Rosas 1492 \$652.40
Leonna Gomes 1322 \$342.50
Luciana Gonzalez 1457 \$546.48
Shellie Greene 1434 \$461.00
Christine Mckinnon 1460 \$408.45
Charlotte Reed 2050 \$636.05
Nicole Legarth 1499 \$293.50
Elbert Grim 2115 \$836.85
Nathaniel Miller 1580 \$337.40
January 3, 10, 2025 25-00014S

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 Venice Estate Gallery located at 209 Miami Ave W in the City of Venice, Sarasota County, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of December, 2024.
Daniel Erickson & Debra Zipes
January 3, 2025 25-00012S

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, 01/25/2025, 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.
January 3, 10, 2025 25-00003S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pro Car Auto Sales, Inc gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 01/27/25 at 9:00 AM at 2000 N Washington Blvd, Sarasota, FL 34234. 941-954-3536 for \$1785.00 due in cash on the 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 the 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. Proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. KM8JN-12D86U317923 2006 Hyundai
January 3, 2025 25-00013S

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 1/23/2025 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:
Unit 2137 Jennifer Hastings Boxes, Totes, Electronics, Furniture
Unit 2154 Charles Meaninch Bags, Clothes
Unit 2211 Andrea Tracy Furniture, Appliances, Boxes, Lamps
Unit 3208 Kimberly Campbell Boxes, Totes, Furniture, Lamps
Unit 3242 June Santonastasi Boxes, Totes, Furniture
Unit 4000 Eugene Tully Art, Boxes, Electronics, Furniture, Tools
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.
January 3, 10, 2025 25-00004S

FIRST INSERTION
Notice of Neighborhood workshop for:
Border Road Self Storage Facility
2114 Border Road, Venice, FL
Date of Meeting: Thursday January 16, 2025
Time: 5:30- 6:30 pm
Location: via Zoom (see below for meeting link)
Contact Name: Jim Ready
CAVOLI Engineering, Inc.
(941) 927-3647
jim.ready@cavoliengineering.com
We would like to invite you to virtually attend a neighborhood workshop to discuss the development of a Self Storage Facility to be located at 2114 Border Road, Venice, east of I-75 and west of Jacaranda Blvd. Mr. John Cavoli, P.E. will be hosting the meeting to discuss the development plans for the subject property. The purpose of the meeting is to inform neighboring residences about the proposed development plan and to seek comments. The subject site has been rezoned 'Commercial'. The intent of this meeting is to present how the buildings, landscaping, parking and other infrastructure will be modeled to accommodate the neighboring area. Participants can join the meeting via Zoom at the following link:
<https://us06web.zoom.us/j/87116874085?pwd=eY1tGUYqCKpakKQzXQqQ41V4bN0Am2.1>
We look forward to seeing you at the meeting
Regards,
Jim Ready
January 3, 2025 25-00015S

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 Drive Roofing Calls located at 79 Horton Cir, in the County of Sarasota, in the City of Sarasota, Florida 34232 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Sarasota, Florida, this 20th day of December, 2024.
Patikarn Pengthong
January 3, 2025 25-00011S

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 LEDBETTER COWAN LAW GROUP located at 221-229 PENSACOLA ROAD in the City of VENICE, Sarasota County, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of January, 2025.
STEVEN W. LEDBETTER, PL
STEVEN W. LEDBETTER
January 3, 2025 25-00001S

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:
{450 North Cattlemen }
Sarasota, FL ZIP 34232
Auction Date: 01/23/2025
Time of Sale: 10:00 AM
Tenant:
Garry Sullins
Description of Property:
Household items
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 3, 10, 2025 25-00002S

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 1/23/25 at 10am
Darryl Mitchell
House hold goods
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.
January 3, 10, 2025 25-00016S



Q What is a public notice?

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

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

Q Are internet-only legal notices sufficient?

A 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.

Q Are there different types of legal notices?

A 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.

Q Who benefits from legal notices?

A 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.

Q How much do legal notices cost?

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

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024-CP-6258-SC
Division Probate
IN RE: ESTATE OF
ROY B. DULL Deceased.

The administration of the estate of ROY B. DULL, deceased, whose date of death was October 21, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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.

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

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

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

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

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

DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 3, 2025.

Personal Representative:

LAURAL FLYNN
11449 Calhoun Court
Venice, Florida 34293

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
January 3, 10, 2025 25-000105

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 002987 SC
IN RE: ESTATE OF
VLADIMIR N. KARCHA
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 VLADIMIR N. KARCHA, deceased, File Number 2024

CP 002897 SC, by the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293; that the decedent's date of death was February 8, 2024; that the total value of the estate is \$30,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
LYUBOV KARCHA
12031 2ND ST E.
EDGEWOOD, WA 98372
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims

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

The date of first publication of this notice is January 3, 2025.

Personal Representative:

LAURA L. FLYNN
11449 Calhoun Court
Venice, Florida 34293

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

January 3, 10, 2025 25-000075

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 005262 NC
Division: Probate
IN RE: ESTATE OF
MARGARET HENDERSON,
Deceased.

The administration of the estate of Margaret Henderson, deceased, whose date of death was July 10, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative:

Avis Zaborowski

766 Hudson Ave., Suite C

Sarasota, Florida 34236

Attorney for Personal Representative:

Teresa A. Monfils, Attorney

Florida Bar Number: 1019949

PAYNE LAW GROUP PLLC

766 Hudson Ave., Suite C

Sarasota, FL 34236

Telephone: (941) 487-2800

Fax: (941) 487-2801

E-Mail: tmonfils@lawnav.com

Secondary E-Mail:

kcarter@lawnav.com

January 3, 10, 2025 25-000095

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 5779 NC
Division Probate
IN RE: ESTATE OF
Edward J. Wolfe
Deceased.

The administration of the estate of Edward J. Wolfe, deceased, whose date of death was October 9th, 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 January 3, 2025

Robert Stanton

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

January 3, 10, 2025 25-000175

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 005752 NC
IN RE: ESTATE OF
WILLIAM J. BECKMEYER,
Deceased.

The administration of the estate of WILLIAM J. BECKMEYER, deceased, whose date of death was July 3, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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: January 3, 2025.

Signed on this 26th day of December, 2024.

MARK C. BECKMEYER

Personal Representative

3557 E. Glen Eagles Drive

Avon Park, FL 33825

Brian V. McAvoy

Attorney for Personal Representative

Florida Bar No. 0047473

Roetzel & Andress LPA

999 Vanderbilt Beach Road, Suite 401

Naples, Florida 34108

Telephone: (239) 649-6200

Email: bmcavoy@ralaw.com

Secondary Email:

serve.bmcavoy@ralaw.com

January 3, 10, 2025 25-000215



WE
SAV
S



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

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

1/2/2025, 3:20

Q&A

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.

1/18/25, 9:53

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN
AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 2024 CA 003402 NC
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
FLORINDA ZAVALA, et al.,
Defendants.
To: FLORINDA ZAVALA
2915 LEISURE PLACE
SARASOTA, FLORIDA 34234
JORGE ALBERTO ZAVALA
2915 LEISURE PLACE

SARASOTA, FLORIDA 34234
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage covering
the following real and personal
property described as follows, to-wit:
LOT 152, GREEN MANOR ES-
TATES, UNIT NO. 4, ACCORD-
ING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK
15, PAGES 8 AND 8A, OF THE
PUBLIC RECORDS OF SARA-
SOTA COUNTY, FLORIDA.
has been filed against you and you are
required to file a copy of your written
defenses, if any, to it on Orlando De-
luca, Deluca Law Group, PLLC, 2101

NE 26th Street, Fort Lauderdale, FL
33305 and file the original with the
Clerk of the above- styled Court on or
before 2-3-2025 30 days from the first
publication, otherwise a Judgment may
be entered against you for the relief de-
manded in the Complaint.
If you are a person with a disabil-
ity who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400,
at least seven (7) days before your
scheduled court appearance, or imme-
diately upon receiving this notification

if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.
WITNESS my hand and seal of said
Court on the 26 day of December, 2024.
KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: G. Kopsinsky
Deputy Clerk

Orlando Deluca,
Deluca Law Group, PLLC,
2101 NE 26th Street,
Fort Lauderdale, FL 33305
service@delucalawgroup.com
24-06132-1
January 3, 10, 2025 25-00022S

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 001278 NC
CrossCountry Mortgage, LLC,
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of Robert
William Cook a/k/a Robert W. Cook,
Deceased, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 2024 CA 001278 NC of
the Circuit Court of the TWELFTH
Judicial Circuit, in and for Sarasota
County, Florida, wherein CrossCountry
Mortgage, LLC is the Plaintiff and The

Unknown Heirs, Devisees, Grantees,
Assignees, Lienors, Creditors, Trustees,
and all other parties claiming interest
by, through, under or against the Estate
of Robert William Cook a/k/a Robert
W. Cook, Deceased; Kevin Michael
Cook a/k/a Kevin M. Cook a/k/a Kevin
Cook, as Personal Representative of the
Estate of Robert William Cook a/k/a
Robert W. Cook, Deceased; Christopher
Ryan Cook a/k/a Christopher R. Cook;
Kevin Michael Cook a/k/a Kevin
M. Cook a/k/a Kevin Cook; Colleen
Elizabeth Pecnik a/k/a Colleen E.
Pecnik a/k/a Colleen Pecnik a/k/a
Colleen Elizabeth Cook; Bird Bay
Condominium Association, Inc.; Bird
Bay Community Association, Inc. are
the Defendants, that Karen Rushing,
Sarasota County Clerk of Court will
sell to the highest and best bidder for
cash at, www.sarasota.realforeclose.
com, beginning at 09:00 AM on the
25th day of April, 2025, the following
described property as set forth in said
Final Judgment, to wit:

UNIT 201, BUILDING 47, BIRD
BAY V, A CONDOMINIUM,
ACCORDING TO THE DECLAR-
ATION OF CONDOMINIUM
THEREOF, AS RECORDED IN
OFFICIAL RECORDS BOOK
1514, PAGE 478, AND RE-
CORDED IN CONDOMINIUM
BOOK 18, PAGE(S) 49, 49A
THROUGH 49P, AND ALL
AMENDMENTS THERETO,
TOGETHER WITH AN UNDI-
VIDED SHARE IN THE COM-
MON ELEMENTS APPUR-
TENANT THERETO, OF THE
PUBLIC RECORDS OF SARA-
SOTA COUNTY, FLORIDA.
TAX ID: 0406082029
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 imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.
Dated this 24th day of December,
2024.
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 # 23-F02399
January 3, 10, 2025 25-00018S

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.: 24CA5151NC
DIVISION "A"
NEW VISTA PROPERTIES, INC.,
a Florida Corporation,
Plaintiff, vs.
OLENA BONDAR-STROUDE
a/k/a ALENA STORY; her devisees,
grantees, creditors, and all other
parties claiming by, through, under
or against her and all unknown
natural persons, if alive and if
now known to be or alive, their
several and respective spouses,
heirs, devisees, grantees, and other
creditors or other parties claiming
by, through, or under those unknown
natural persons and their several
unknown assigns, successors in
interest trustees, or any other
persons claiming by through, under
or against any corporation or other
legal entity named as a defendant

and all claimants, persons or parties
natural or corporate whose exact
status is unknown, claiming under
any of the above named or described
defendants or parties who are
claiming to have any right, title or
interest in and to the lands hereafter
described; and UNKNOWN
SPOUSE OF OLENA
BONDAR-STROUDE a/k/a ALENA
STORY, a/k/a ALENA STORY,
Defendants.
TO: OLENA BONDAR-STROUDE
a/k/a ALENA STORY; 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 claim-
ing by, through, or under those unknown
natural persons and their several un-
known assigns, successors in interest
trustees, or any other persons claim-
ing by through, under or against any cor-
poration or other legal entity named as a
defendant and all claimants, persons or
parties natural or corporate whose ex-
act status is unknown, claiming under

any of the above named or described
defendants or parties who are claiming
to have any right, title or interest in and
to the lands hereafter described; and
OLENA BONDAR-STROUDE a/k/a
ALENA STORY, a/k/a ALENA STORY:
YOU ARE HEREBY NOTIFIED that
an action to foreclosure on the follow-
ing described properties in Sarasota
County, Florida:
Lot 20, Block 2041, Forty-Fourth
Addition to Port Charlotte Sub-
division, according to the map
or plat thereof, as recorded in
Plat Book 19, Page(s) 33, 33A
through 33W, of the Public Re-
cords 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 origi-
nal 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 imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.
WITNESS my hand and seal of this
Court December 23, 2024.
KAREN E. RUSHING,
CLERK OF THE COURT
(SEAL) By: /s/ Glen Kopsinsky
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
January 3, 10, 2025 25-00019S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-003222

Division NC
MORTGAGE LENDERS
INVESTMENT TRADING
CORPORATION, D/B/A R P
FUNDING, INC.
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS AND
TRUSTEES OF THE ESTATE
OF JOHN B JOHANNESSEN
A/K/A JOHN JOHANNESSEN,
DECEASED, HOLLY ESTEB
F/K/A HOLLY JOHANNESSEN,
AS KNOWN HEIR OF JOHN B
JOHANNESSEN A/K/A JOHN
JOHANNESSEN, DECEASED,
CHAD R JOHANNESSEN A/K/A
CHAD B JOHANNESSEN, AS
KNOWN HEIR OF JOHN B
JOHANNESSEN A/K/A JOHN
JOHANNESSEN, DECEASED,
CHAD R JOHANNESSEN A/K/A
CHAD B JOHANNESSEN, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF JOHN B
JOHANNESSEN A/K/A JOHN

JOHANNESSEN, DECEASED, et al.
Defendants.
TO: CHAD R JOHANNESSEN
A/K/A CHAD B JOHANNESSEN, AS
KNOWN HEIR OF JOHN B JOHAN-
NESSEN A/K/A JOHN JOHANNES-
SEN, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
968 NANTUCKET RD
VENICE, FL 34293
UNKNOWN SPOUSE OF CHAD R
JOHANNESSEN A/K/A CHAD B JO-
HANNESSEN
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
968 NANTUCKET RD
VENICE, FL 34293
HOLLY ESTEB F/K/A HOLLY JO-
HANNESSEN, AS KNOWN HEIR
OF JOHN B JOHANNESSEN A/K/A
JOHN JOHANNESSEN, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
991 N GIBERT CT
RIDGEFIELD, WA 98642 7890
UNKNOWN SPOUSE OF HOLLY ES-
TEB F/K/A HOLLY JOHANNESSEN
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
991 N GIBERT CT
RIDGEFIELD, WA 98642 7890
CHAD R JOHANNESSEN A/K/A
CHAD B JOHANNESSEN, AS PER-
SONAL REPRESENTATIVE OF THE

ESTATE OF JOHN B JOHANNES-
SEN A/K/A JOHN JOHANNES EN,
DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
968 NANTUCKET RD
VENICE, FL 34293
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES
OF THE ESTATE OF JOHN B JO-
HANNESSEN A/K/A JOHN JO
HANNESSEN, DECEASED
CURRENT RESIDENCE UNKNOWN
You are notified that an action to
foreclose a mortgage on the following
property in Sarasota County, Florida:
LOT 8013 AND 8014, SOUTH
VENICE UNIT NO. 29, AS PER
PLAT THEREOF, RECORDED
IN PLAT BOOK 6, PAGE 82, OF
THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLOR-
IDA
commonly known as 968 NANTUCK-
ET RD, VENICE, FL 34293 has been
filed against you and you are required
to serve a copy of your written defenses,
if any, to it on Jennifer M. Scott of Kass
Shuler, P.A., plaintiff's attorney, whose
address is P.O. Box 800, Tampa, Florida
33601, (813) 229-0900, on or before
February 3, 2025, (or 30 days from
the first date of publication, whichever
is later) and file the original with the

Clerk of this Court either before service
on the Plaintiff's attorney or imme-
diately thereafter; otherwise, a default
will be entered against you for the relief
demanded in the Complaint.
If you are a person with a disabil-
ity who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400,
at least seven (7) days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.
Daed: December 23, 2024.
CLERK OF THE COURT
Honorable Karen E. Rushing
2000 Main Street
Sarasota, Florida 34237
(SEAL) By: G. Kopsinsky
Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A.
plaintiff's attorney
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F339209/2425411/MTS
January 3, 10, 2025 25-00023S



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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION

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

CASE NUMBER:
2024 CP 005378 NC
IN RE: THE ESTATE OF
GLORIA DEAN MAGGI
TO: UNKNOWN HEIRS
You are hereby notified that LORI A

WELLBAUM, has deposited the sum of \$52,199.29 with the Clerk of the Circuit Court, Sarasota County, Florida, pursuant to §733.816, Florida Statutes. The sum represents the remaining assets of GLORIA DEAN MAGGI, now deceased.

You are further notified that said funds, less costs of publication and clerk's fee, shall escheat to the Treasurer of the State of Florida, unless a claimant entitled to said funds shall, within

ten (10) years from the date of the deposit with the treasurer obtain an order of the court directing payment to said claimant.

Dated: November 22, 2024
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
(SEAL)
Deputy Clerk
Dec. 6, 2024; Jan. 3, 2025
24-02286S

FOURTH INSERTION

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

Case No.: 2024 DR 4071 NC
IN RE: THE MARRIAGE OF
DRAGANA KANDIC,
Petitioner, and
SLAVKO KANDIC,
Respondent.
TO: Dragana Kandic
10640 South Howell Avenue
Oak Creek, Wisconsin 53154
(last known address)
YOU ARE HEREBY NOTIFIED
that a Petition for Dissolution of
Marriage has been filed and com-
menced in this court and you are re-
quired to serve a copy of your response

and written defenses, if any, upon
Attorney for Petitioner, VANSTONE
LAW FIRM: 2100 Constitution Blvd.,
Suite 116, Sarasota, Florida 34231, and
file the original with the clerk of the
above styled court on or before De-
cember 31, 2024; otherwise a default
will be entered against you for the re-
lief prayed for in the Petition.

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

You must keep the Clerk of the Cir-
cuit Court's office notified of your cur-
rent address. (You may file Notice of
Current Address, Florida Supreme
Court Approved Family Law Form
12.915.) Future papers in this lawsuit
will be mailed to the address on record

at the clerk's office.

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.

This Notice shall be published once
each week for four (4) consecutive
weeks in the Florida Newspaper, Busi-
ness Observer for Sarasota County,
Florida.

DATED: December 2 2024
KAREN E. RUSHING, CLERK
CLERK OF THE
CIRCUIT COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
Dec. 13, 20, 27, 2024; Jan. 3, 2025
24-02318S

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 5937 NC
Division Probate
IN RE: ESTATE OF
EDWARD JANUSZ 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 Edward Janusz,
deceased, File Number 2024 CP 5937
NC, by the Circuit Court for Sarasota
County, Florida, Probate Division, the
address of which is 2002 Ringling
Blvd., Sarasota, FL 34237; that the de-
cedent's date of death was October 27,
2024; that the total value of the estate
is \$53,315.84 and that the names and
addresses of those to whom it has been
assigned by such order are:
Name Address
Lucy Mayfield 930 Central Ave 631
St. Petersburg, FL 33705

Winston Janusz 2874 Oakview Dr.,
NE Rochester, MN 55906
Trust Bank PO BOX 400 Wilson,
NC 27894-0400

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving 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,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes.

The date of the first publication of
this Notice is December 27, 2024.

Person Giving Notice:
Lucy Mayfield
930 Central Ave 631
St. Petersburg, Florida 33705
Attorney for Person Giving Notice
Christopher D. Smith, Esq.
Attorney for Petitioners
Florida Bar Number: 0605433
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com
Secondary E-Mail:
catherine@chrissmith.com
Dec. 27, 2024; Jan. 3, 2025
24-02405S

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-005679
IN RE: ESTATE OF
JAMIE LYNN MARTIN
Deceased.

The administration of the estate of JA-
MIE LYNN MARTIN, deceased, whose
date of death was September 21, 2024,
is pending in the Circuit Court for Sara-
sota County, Florida, Probate Division,
the address of which is 2000 Main
Street, Room 102, Sarasota, FL 34237.
The names and addresses of the per-
sonal representatives and the personal
representatives' attorneys 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.

The personal representatives have
no duty to discover whether any
property held at the time of the de-
cedent'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.

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 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 December 27, 2024.

Personal Representatives:
GREGORY SCOTT GILBERTSON
16119 Birchwood Way
Orlando, Florida 32828
ANDREW ROBERT GILBERTSON
10335 Lions Heart
Lone Tree, Colorado 80124
Attorneys for Personal Representatives:
GUNSTER YOAKLEY
& STEWART, PA
RACHEL ALBRITTON LUNSFORD
Florida Bar Number: 0268320
Primary E-mail:
rlunsford@gunster.com
MATTHEW ALLEN BROWN
Florida Bar Number: 1040243
Primary E-mail:
mbrown@gunster.com
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
Secondary E-Mail:
eservice@gunster.com
Dec. 27, 2024; Jan. 3, 2025
24-02414S

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:

Facility Address: 5150 University Pkwy, Sarasota, FL 34243
Phone Number: 941-806-8664
Time of Sale: January 16, 2025 @ 9:30am

Brian Leonard
clothes and miscellaneous items
Justin Collins
boxes, stands
Shane Hosten
furniture

Barbara Antoinetta Maria Calis
2 bedroom apartment

The auction will be listed and advertised on www.storage-treasures.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.

Dec. 27, 2024; Jan. 3, 2025

24-02407S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024 CP 006072 NC

Division: Probate
IN RE: ESTATE OF
GEORGE H. KONA, SR., Deceased.
The administration of the estate of
George H. Kona, Sr., deceased, whose
date of death was September 30, 2024,
is pending in the Circuit Court for Sara-
sota 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 repre-
sentative'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.

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 Com-
munity 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 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 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 December 27, 2024.

Personal Representative:
George H. Kona, Jr.
c/o Ledbetter Law Group
229 Pensacola Road
Venice, FL 34285

Attorney for Personal Representative:
Ledbetter Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345

Email: steve@LedbetterLawFL.com

Callie W. Cowan, Esq.,
FL Bar No. 41345

Email: callie@LedbetterLawFL.com

Jada W. Terreros, Esq.,
FL Bar No. 1032584

Email: jada@LedbetterLawFL.com

229 Pensacola Road
Venice, Florida 34285

Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:

probate@LedbetterLawFL.com
Dec. 27, 2024; Jan. 3, 2025
24-02404S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR SARASOTA
COUNTY
GENERAL JURISDICTION
DIVISION

CASE NO. 2023 CA 003670 NC
LIBERTY SAVINGS BANK, FSB,
Plaintiff, vs.
KATIMA A HALLOY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of
Foreclosure entered March 20, 2024
in Civil Case No. 2023 CA 003670 NC
of the Circuit Court of the TWELFTH
JUDICIAL CIRCUIT in and for
Sarasota County, Sarasota, Florida,
wherein LIBERTY SAVINGS BANK,
FSB is Plaintiff and KATIMA A
HALLOY, et al., are Defendants, the
Clerk of Court, KAREN E. RUSHING,
will sell to the highest and best bidder
for cash electronically at www.sarasota.
realforeclose.com in accordance with
Chapter 45, Florida Statutes on the 17th
day of January, 2025 at 9:00 AM on
the following described property as set
forth in said Summary Final Judgment,
to-wit:

A PORTION OF LOT 44,
MYAKKA VALLEY RANCHES,
UNIT NO 2, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 20, PAGES 4 AND
4A, PUBLIC RECORDS OF
SARASOTA COUNTY, FLOR-
IDA, DESCRIBED AS FOL-
LOWS:
COMMENCE AT THE NW
CORNER OF SECTION 17,
TWP 37 SOUTH, RANGE 20
EAST, SARASOTA COUNTY,
FLORIDA, AS SHOWN ON

SAID PLAT OF MYAKKA VAL-
LEY RANCHES, UNIT NO
2; THENCE S 00 DEGREES
29 MINUTES 46 SECONDS
W, ALONG THE WEST LINE
OF SAID SECTION 17, A DIS-
TANCE OF 100 FEET TO THE
NORTHWEST CORNER OF
LOT 44, SAID MYAKKA VAL-
LEY RANCHES, UNIT NO
2, FOR A P.O.B.; THENCE N
83 DEGREES 11 MINUTES
11 SECONDS E ALONG THE
NORTHERLY LINE OF SAID
LOT 44, A DISTANCE OF
445.81 FT TO THE NORTH-
EASTERLY CORNER THERE-
OF, BEING A POINT ON THE
CENTER LINE OF A 100 FT
PRIVATE ROADWAY EASE-
MENT (VANDERPIPE ROAD);
THENCE SOUTHEASTERLY
ALONG SAID CENTERLINE,
AND NORTHEASTERLY LINE
OF LOT 44, AND ALONG THE
ARC OF A CURVE, CONCAVE
TO THE NORTHEAST, HAV-
ING A RADIUS OF 358.10
FT THROUGH A CENTRAL
ANGLE OF 45 DEGREES 18
MINUTES AND 08 SECONDS,
A DISTANCE OF 283.14 FT;
THENCE S 37 DEGREES
53 MINUTES AND 03 SEC-
ONDS W, 50 FT TO A POINT
ON THE SOUTHWESTERLY
R/W LINE OF SAID 100 FT
PRIVATE ROAD EASEMENT;
THENCE SOUTH 51 DEGREES
42 MINUTES 08 SECONDS W
218.57 FT TO A CONCRETE
MONUMENT; THENCE S 37
DEGREES 33 MINUTES 39
SECONDS W, 629.17 FT TO A
CONCRETE MONUMENT ON

THE WEST LINE OF SAID
LOT 44, SAID POINT LYING
N 00 DEGREES 29 MINUTES
46 SECONDS E OF, AND 182.0
FT FROM THE S.W. CORNER
OF SAID LOT 44; THENCE N
00 DEGREES 29 MINUTES
46 SECONDS E, ALONG
SAID WEST LINE OF LOT 44,
860.96 FEET TO THE POINT
OF BEGINNING.

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 im-
mediately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07801FL
Dec. 27, 2024; Jan. 3, 2025
24-02429S

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 006095 NC Division Probate IN RE: ESTATE OF LYN MULDER ROSENBERG Deceased.

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.

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.

NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2024 DR 6112 SC IN RE: TERMINATION OF PARENTAL RIGHTS AND FOR ADOPTION OF: APRIL ANN LINEBERGER, Adoptee.

RENTAL RIGHTS AND FOR STEP PARENT ADOPTION has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Tinley M. Rudd, Esquire, Petitioner's attorney, whose address is 2127 Ringling Blvd., Suite 103, Sarasota, FL 34237, on or before January 27, 2025, and file the original with the clerk of this court at Sarasota County Courthouse, 2000 Main Street, Florida 34237, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File Number 2024 CP 5855 NC IN RE: ESTATE OF GITA BRENNER, Deceased.

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.

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.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No. 2024 CA 006049 NC Agency Case No.: 24-052716 IN RE: THE FORFEITURE OF: A 2002 DODGE RAM 1500 PICK-UP TRUCK VIN: 1D7HA16K92J235059

1D7HA16K92J235059, and you are required to serve a copy of your written defenses to it, if any, on Joseph J. Polzak, Esq., PETITIONER'S attorney, whose address is 1 South School Avenue, Suite 700, Sarasota, Florida 34237, on or before the 27 day of January 2025, and file the original with the Clerk of this Court either before Service on PETITIONER'S attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-006130 NC Division Probate IN RE: ESTATE OF CONSTANCE L. HOWARD Deceased.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-004757NC IN RE: ESTATE OF RICHARD STEVEN BROWN, Deceased

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5411 NC Division Probate IN RE: ESTATE OF Christopher David Enos Deceased.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2024 CA 005548 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-NC3 MORTGAGE PASS-THROUGH CERTIFICATES,SERIES 2006-NC3, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JEANNETTE R. JACKSON, DECEASED; et al., Defendant(s).

And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Jeannette R. Jackson, Deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in SARASOTA County, Florida: LOT 7, BLOCK A, IRVINGTON HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211-A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

ity 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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-006130 NC Division Probate IN RE: ESTATE OF CONSTANCE L. HOWARD Deceased.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-004757NC IN RE: ESTATE OF RICHARD STEVEN BROWN, Deceased

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5411 NC Division Probate IN RE: ESTATE OF Christopher David Enos Deceased.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 58-2021-CA-000702 NC US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. STARLET L. MCNEELY, et al. Defendant(s).

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 January 17, 2025, the following described property as set forth in said Final Judgment, to wit: THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, TO-WIT: LOT 44-45 BLOCK 17 BEVERLY TERRACE UNIT #2 RECORDED IN PLAT BOOK 2 PAGE 126 PUBLIC RECORDS AT SARASOTA COUNTY FLORIDA. Property Address: 4317 BRAZIL-NUT AVE, SARASOTA, FL 34234

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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-006130 NC Division Probate IN RE: ESTATE OF CONSTANCE L. HOWARD Deceased.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-004757NC IN RE: ESTATE OF RICHARD STEVEN BROWN, Deceased

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5411 NC Division Probate IN RE: ESTATE OF Christopher David Enos Deceased.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No. 2024 DR 6112 SC IN RE: TERMINATION OF PARENTAL RIGHTS AND FOR ADOPTION OF: APRIL ANN LINEBERGER, Adoptee.

RENTAL RIGHTS AND FOR STEP PARENT ADOPTION has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Tinley M. Rudd, Esquire, Petitioner's attorney, whose address is 2127 Ringling Blvd., Suite 103, Sarasota, FL 34237, on or before January 27, 2025, and file the original with the clerk of this court at Sarasota County Courthouse, 2000 Main Street, Florida 34237, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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.

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

24-02425S

-- ESTATE --

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-004271 NC
IN RE: ESTATE OF
ANTJE KINGMA,
Deceased

The administration of the estate of AN-TJE KINGMA, 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 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the Personal Representatives 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 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 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 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 December 27, 2024.

Personal Representative:

EIKE W.P. JORDAN
3347 Stratfield Drive NE
Brookhaven, GA 30319
IRMELA JORDAN
3347 Stratfield Drive NE
Brookhaven, GA 30319
Attorney for Personal Representatives:
KEVIN PILLION, ESQ.
Florida Bar No. 70288
Life Planning Law Firm
1671 Mound Street
Sarasota, FL 34236
Telephone: (941) 914-6000
Email: kevin@lifelawfirm.com
Alt Email: service@lifelawfirm.com
Dec. 27, 2024; Jan. 3, 2025

24-02421S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 005810 NC
Division Probate
IN RE: ESTATE OF
FREDERICK B. LAPP,
Deceased.

The administration of the estate of Frederick B. Lapp, deceased, whose date of death was September 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 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 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 December 27, 2024.

Personal Representative:

Barbara Prutzman
212 Valley Ridge Road
Haverford, PA 19041
Attorney for Personal Representative:
James E. Johnson II
E-Mail Address:
jjohnson@manateelegal.com
E-Mail Address:
thostettler@manateelegal.com
Florida Bar No. 0061621
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
Dec. 27, 2024; Jan. 3, 2025

24-02406S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 005925 NC
Division: Probate
IN RE: ESTATE OF
FRANCIS C. HENRICK Deceased.

The administration of the estate of FRANCIS C. HENRICK, deceased, whose date of death was August 23, 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.

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

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

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representative:

MICHAEL HENRICK
c/o Staa 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
Staa Law Group, P.L.L.C.
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail: Jcollins@staalawgroup.com
Secondary E-Mail:
e-service@veniceelderlaw.com
Dec. 27, 2024; Jan. 3, 2025

24-02418S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
12TH JUDICIAL CIRCUIT,
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 004889 NC
IN RE: ESTATE OF
RUTH MARIE SMITH,
Deceased.

The administration of the estate of RUTH MARIE SMITH, deceased, whose date of death was January 13, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2071 Ringling Blvd., 12TH, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 December 27, 2024.

HELEN DEVINE,

Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
Dec. 27, 2024; Jan. 3, 2025

24-02426S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 005643 NC
Division: PROBATE
IN RE: ESTATE OF
EUGENE STUTZMAN, Deceased.

The administration of the estate of Eugene Stutzman, deceased, whose date of death was August 31, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representative:

Matthew Oberly
c/o The Payne Law Group, PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Attorney for Personal Representative:
Joshua C. Payne, Esq., Attorney
Florida Bar Number: 1059385
PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: jpayne@lawnav.com
Secondary E-Mail:
amartinez@lawnav.com
Dec. 27, 2024; Jan. 3, 2025

24-02424S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
File #: 2024CP005785NC
Division PROBATE
IN RE: ESTATE OF
PHILIP K. NELSON
Deceased

The administration of the estate of PHILIP K. NELSON, deceased, whose date of death was August 26, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representative:

LAURA J. HAWKEN
6870 Lakewood Isle Dr.
Ft. Myers, Florida 33908
Attorney for Personal Representative:
JONATHAN T. ANDERSON
Attorney
Florida Bar Number: 0188530
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
Dec. 27, 2024; Jan. 3, 2025

24-02420S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 005891 NC
IN RE: ESTATE OF
MARY ARECA
BABCOCK-PAHULES,
Deceased.

The administration of the estate of MARY ARECA BABCOCK-PAHULES, deceased, whose date of death was October 21, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 December 27, 2024.

Personal Representative:

JAMES CLIFTON WHATMORE
4656 Stone Ridge Trail
Sarasota, FL 34232
Attorney for Personal Representative:
JEFFREY T. TROIANO
Florida Bar No. 0031557
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
jtroiانو@williamsparker.com
Secondary:
emitchell@williamsparker.com
Dec. 27, 2024; Jan. 3, 2025

24-02412S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-6198-NC
Division Probate
IN RE: ESTATE OF
MARY ANNE JABLONSKI
Deceased.

The administration of the estate of Mary Anne Jablonski, deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 27, 2024.

Personal Representative:

Monica Hallaert
c/o Boyer & Boyer, P.A.
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative:
Andrew R. Boyer, Esq.
Florida Bar Number: 35409
BOYER & BOYER, P.A.
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: aboyer@boyerboyer.com
Secondary Email:
service@boyerboyer.com
Dec. 27, 2024; Jan. 3, 2025

24-02413S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP000587SC
IN RE: ESTATE OF
ANTHONY J. PANDOLFO, JR.,
Deceased.

The administration of the estate of ANTHONY J. PANDOLFO, JR., deceased, whose date of death was March 11, 2023, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 27, 2024.

Personal Representative:

JEFFREY C. PANDOLFO,
c/o Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Attorney for Personal Representative:
Robert T. Klingbeil, Jr.
Florida Bar Number: 0366846
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: bob@k-r-law.com
Secondary E-Mail:
deanna@k-r-law.com
Dec. 27, 2024; Jan. 3, 2025

24-02430S

SECOND INSERTION

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 27, 2024.

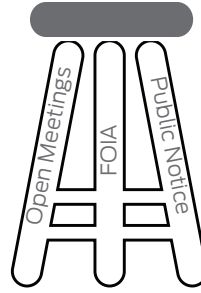
Personal Representative:

Mark Bidelman
c/o Ledbetter Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email: Probate@LedbetterLawFL
Dec. 27, 2024; Jan. 3, 2025

24-02411S

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



Independence

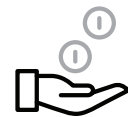


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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

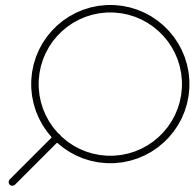


Citizens continue to learn about vital civic matters from newspaper notices.

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

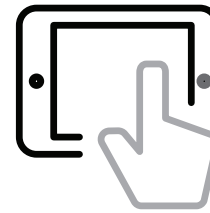
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com