

# Public Notices

## SARASOTA COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that pursuant to a Writ of Execution issued in the Circuit Court of Sarasota County, Florida, on the 27th day of December, 2024 in the cause wherein Curtis A. Faust, Plaintiff, and Steve O. Vardaman and Reese Homes, LLC Defendants, being case number 2022CA2846SC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the Defendants, Steve O. Vardaman and Reese Homes, LLC in and to the following described real property, to-wit:

Real Property: Lots 24 and 25, Block 1589, 32nd Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 16, 16A through 16L, inclusive of the Public Records of Sarasota County, Florida a/k/a Lanai Avenue, North Port, FL 34288

I shall offer this property for sale at 2071 Ringling Blvd. Sarasota, Florida 34237, County of Sarasota, Florida, on March 11, 2025, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendants, Steve O. Vardaman and Reese Homes, LLC, 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  
February 7, 14, 21, 28, 2025

25-00257S

#### 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 More For You Now located at 3439 Cambridge Drive in the City of Sarasota, Sarasota County, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of January, 2025.

Eric Kneller  
February 7, 2025

25-00243S

#### FIRST INSERTION

##### Notice of Self Storage Sale

Please take notice Prime Storage - Nokomis 225 N. Tamiami Trail Nokomis FL 34275 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via [www.storagetreasures.com](http://www.storagetreasures.com) on 2/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. William Leonard unit #00002; Mary Douglas unit #00032; Steve Armstrong unit #00041; John Howlings unit #00078; Arthur F Powell unit #000339; Patrick Winfree unit #00370; Jack Courtney unit #00435; Laura Warnelo unit #00448; Tracy Zito unit #00531; Evelyn Dias unit #00914; Rhett Cherivtch unit #01041; Amanda Bright unit #1116; John Purse unit #1118; John Purse unit #1125; John Purse unit #1126; Trevor Dysinger unit #1151; James Scanlon unit #2057; Felicia Seeley unit #P19. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

February 7, 14, 2025

25-00236S

#### FIRST INSERTION

##### FICTITIOUS NAME NOTICE

Notice is hereby given that 75 S TUTTLE AVE LLC, owner, desiring to engage in business under the fictitious name of YOWASH located at 75 S Tuttle Ave., Sarasota, Florida 34237 intends to register the said name in Sarasota county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 7, 2025

25-00265S

#### 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 131 MAIN located at 6608 UNIVERSITY PARKWAY 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 3rd day of February, 2025.  
131 MAIN LAKEWOOD RANCH, LLC  
JOSEPH DOUGLAS  
February 7, 2025

25-00256S

#### 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 "S-One Studios" located at 4728 S. Tamiami Trail, Sarasota, Florida 34231, Sarasota County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 31st day of January 2025.

LexJet, LLC,  
a Florida limited liability company  
February 7, 2025

25-00266S

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547**

**Time: 10:15 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

A157 - sexton, Russell; B218 - Johnson, Casey; C115 - Cronin, James; C164 - Bell, Gloria; C201 - Bojczak, Bryanna; D104 - Sutcliffe, George; E101 - Christopher, Doris; E133 - Foos, Cassidy; E153 - Ready Roofing LLC Jessup, James; E160 - goshay, Yasmine; F104 - Weeks, Danielle; F142 - Evans, Ester

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

**Time: 10:30 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

B055 - Jacot, Anthony; B062 - Saunders, Christopher; C087 - marlatt, Gerald; GD03 - Bonura, Josephine

**PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108**

**Time: 10:45 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

2146 - Mitchell, Lola; B408 - McCargo, Jordan

**PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592**

**Time: 11:00 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1046 - Ryan, Andy; 1143 - dawson, Shelby; 1145 - Hardy, Howard; 1147 - Shelton, Crystal; 1159 - Scott, Eric; 2033 - noyes, Dustin; 2093 - Hardy, Howard; 2168 -

Inman, Robert

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

**Time: 11:15 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1054 - Wilsey, Doreen; 3135 - Moosmann, Joseph; 3136 - Moosmann, Joseph; W023 - Mathews, John

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

**Time: 11:30 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1015 - Barton, Dave; 1020 - Korsog, Justin; 2129 - Screaming Goat Taqueria Parker, Harold; 3140 - Lawson, Gary; 3142 - Lawrinowicz, Steven

**PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541**

**Time: 11:45 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

E364 - Magalhaes, Lecticia; E616 - Kennedy, Hailie; E627A - Dos Santos, Nicolas

**PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654**

**Time: 12:00 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1016 - Waycaster, Nicholas; 1223 - Joy, Josephine; 1426 - Perez, Jean; 2222 - Cannon, Daniel; 2601 - Canneto, Anthony; 2639 - Shockley, Janine; 2821 - Cannon, Daniel; 6012 - Pietrasko, Robert; 7005 - Marcel, Michael

**PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819**

**Time: 12:15 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

3001 - Shelly, Slitzer; 4122 - Cano, Jaanai; 6060 - Klabacka, Lisa; 6142 - Sanon, Jahnai; 7309 - Reeves, Jessica; 7332 - denigris, Sarah

**PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580**

**Time: 12:30 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

2703 - Davis, Jerry; 2725 - Fielding, Karlee; 3329 - Wharton, Tiffany; 3608 - Futsuki, Cleverson; 3720 - Truka, Mark

**PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371**

**Time: 12:45 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

L006 - williams, Ladarrias; L041 - Will's Property Maintenance Hebert, William

**PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887**

**Time: 01:00 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1093 - williams, Harry; 1150 - Haygood, Shameka; 1194 - Cherry, Alex; 1262 - Crisci, Mark; A22 - Ramirez, Michelle; B48 - White, Bobby; D18D22 - falasiri, Navid; D27 - Phillips, Winifred; D40 - Riley, Taquan; F59 - Cox, Austin; G31 - Thomas, Samuel; G39 - gaskill, Danielle; H15 - Brock, Lonnie; L12 - Krellen, Derrick; XX27 - Cory, Joan

**PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942**

**Time: 01:15 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1002 - Sisk, Jeffrey; 1233 - Thompson, Lea Anne; 1407 - McDuffie, Kyra; 1508 - Sisk, Jeffrey; 2410 - Maciel, Daniel; 3006 - Sisk, Jeffrey; 3008 - Sisk, Jeffrey; 3009 - Sisk, Jeffrey; 3011 - Sisk, Jeffrey; 3030 - Guilmette, Krystyn; 3509 - Aicher, Lillian; 3603 - Britto, Loni

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

February 7, 14, 2025

25-00252S

# 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](mailto:legal@businessobserverfl.com)



## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000272 NC**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**RUTH E. NUTTING A/K/A**  
**RUTH EVELYN NUTTING**  
**Deceased.**

The administration of the estate of RUTH E. NUTTING A/K/A RUTH EVELYN NUTTING, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. 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.

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 February 7, 2025.

**Personal Representative:****Sharon Lynn Pease**

336 Lakecrest Drive

Hardy, VA 24101

Attorney for Personal Representative:

FEDERICO MOJICA, ESQUIRE

Attorney for Personal Representative

Florida Bar Number: 0124187

LAW OFFICE OF

ANNETTE Z.P. ROSS, PL

871 Venetia Bay Blvd., Ste. 300B

Venice, FL 34285

Telephone: (941) 480-1948

Fax: (941) 480-9277

E-Mail: federico@arosslawfirm.com

Secondary E-Mail:

shawn@arosslawfirm.com

February 7, 14, 2025

25-00249S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File Number: 2024 CP 006371 NC**  
**IN RE: ESTATE OF**  
**ROBERT A. CUMMINGS,**  
**Deceased.**

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

The administration of the estate of ROBERT A. CUMMINGS, deceased, File Number 2024 CP 006371 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Karen E. Rushing Sarasota County Clerk of the Circuit Court and County Comptroller, P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of the first publication of this Notice is February 7, 2025.

**Personal Representative:****Nicholas Reynolds Cummings**

1912 Vanderbilt Lane, Unit A

Redondo Beach, CA 90278

Attorney for Personal Representative:

Laurie B. Sams, Esq.

Florida Bar #136001

3859 Bee Ridge Road, #202

Sarasota, Florida 34233

(941) 923-1685

Primary E-mail:

lauriesams@comcast.net

February 7, 14, 2025

25-00271S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-005932**  
**IN RE: ESTATE OF**  
**ROBERT C. SAVITZ,**  
**Deceased.**

The administration of the estate of Robert C. Savitz, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims 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 February 7, 2025.

**Personal Representative:****William B. Savitz**

628 Bishops Place

Northampton, Pennsylvania 18067

Attorney for Personal Representative:

Linda S. Faingold, Esquire

Florida Bar Number: 011542

5334 Van Dyke Road

Lutz, Florida 33558

Telephone: (813) 963-7705

Fax: (888) 673-0072

E-Mail: linda@tampabayelderlaw.com

February 7, 14, 2025

25-00239S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2024-CP-005275-NC**  
**Division Probate**  
**IN RE: ESTATE OF**  
**GIOVANNI V. DORONZO**  
**Deceased.**

The administration of the estate of GIOVANNI V. DORONZO, deceased, whose date of death was May 14, 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 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.

The date of first publication of this notice is February 7, 2025.

**Personal Representative:****Luigi A. Doronzo**

5750 Emilia Way

Leonard, TX 75452

Attorney for Personal Representative:

F. Gant McCloud

Attorney

Florida Bar Number: 0072163

F. GANT MC CLOUD, P.A.

1605 Main Street, Suite 700

Sarasota, FL 34236

Telephone: (941) 957-9330

E-Mail: gant@

boardcertifiedestateplanning.com

February 7, 14, 2025

25-00244S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 2023-CP-004349-NC**  
**IN RE: ESTATE OF**  
**JEAN JOHNSTON**

The administration of the estate of Jean Johnston, deceased, whose date of death was June 25, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 February 7, 2025.

**Personal Representative:****s/ Sheli Rodriguez****Sheli Rodriguez**

3321 Elias Circle

North Port, FL 34288

Attorney for Personal Representative:

s/ Marc J. Soss

Marc J. Soss, Esq

FBN: 0927045

PO Box 110127

Lakewood Ranch, FL 34211

Telephone: (941) 928-0310

Email: mjs@fl-estateplanning.com

February 7, 14, 2025

25-00238S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2024 CP 005860 SC**  
**IN RE: ESTATE OF**  
**CHARLES P. DEL GAUDIO**  
**Deceased.**

The administration of the estate of Charles P. del Gaudio, deceased, whose date of death was 5/31/2024, 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 THREE 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, 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 the first publication of this notice is February 7, 2025.

**Personal Representative:****Tina Loughran**

136 Dublin Court

Petaluma, CA 94952

Attorney for Personal Representative:

Bruce A. McDonald

Florida Bar No. 263311

McDonald Fleming

Attorneys for Personal Representative

Suite B, PMB # 137

707 E. Cervantes St.

Pensacola, FL 32501-3286

(850) 346-7926

bamcdonald@pensacolalaw.com

kweston@pensacolalaw.com

February 7, 14, 2025

25-00262S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP000255NC**  
**IN RE: ESTATE OF**  
**CATHERINE ANN FOLEY,**  
**Deceased.**

The administration of the estate of CATHERINE ANN FOLEY, deceased, whose date of death was found on December 18, 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,

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 February 7, 2025.

**Personal Representative:****Janet M. Deneen**

P.O. Address: 4445 Elmhurst Street,

Saginaw, MI 48603

David G. Bowman, Jr., Esq.

Bowman, George, Scheb,

Kimbrough, Koach &amp; Chapman, PA

2750 Ringling Blvd., Suite 3

Sarasota, FL 34237

(941) 366-5510

Florida Bar No. 801933

Email Addresses:

dbowmanj@bowmangeorge.com

Attorneys for Personal Representative

February 7, 14, 2025

25-00253S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File Number: 2025-CP-000091-NC**  
**IN RE: ESTATE OF**  
**LINDA L. CORBIN, deceased**

The administration of the estate of LINDA L. CORBIN, deceased, whose date of death was October 25, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is POST OFFICE 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 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 February 7, 2025.

**Personal Representative:****LISA K. MARTINS-MANNS**

1657 Georgetowne Blvd.

Sarasota, FL 34232

Attorney for Personal Representative:

J. Kevin Drake of

J. Kevin Drake, P.A.

Florida Bar No: 705055

1432 First Street Sarasota, FL 34236

(941) 954-7750

kdrake@drakelawyers.com

dussher@drakelawyers.com

February 7, 14, 2025

25-00247S

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024 CP 006011 NC**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**SUSAN E. KIRKEBY**  
**Deceased.**

The administration of the estate of Susan E. Kirkeby, deceased, whose date of death was March 28, 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 February 7, 2025.



--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 005654 NC  
IN RE: ESTATE OF  
MICHAEL A. BUDIN  
Deceased.

The administration of the estate of Michael A. Budin, deceased, whose date of death was June 21, 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 February 7, 2025.

**Personal Representative:**  
**Beverly Budin**  
1155 N. Gulfstream Avenue, Unit 308  
Sarasota, Florida 34236  
Attorney for Personal Representative:  
Kenneth Edelman, Esq.  
Florida Bar Number: 796689  
Edelman P.A.  
1001 W. Yamato Road, Suite 311  
Boca Raton, FL 33431  
Telephone: (561) 757-4706  
Fax: (561) 292-0335  
E-Mail: kedelman@edelmanpa.com  
Secondary E-Mails:  
mmorris@edelmanpa.com;  
wcooper@edelmanpa.com  
February 7, 14, 2025 25-00248S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024CP005666SC  
IN RE: ESTATE OF  
DAVID A. CHRISTIE,  
Deceased.

The administration of the estate of DAVID A. CHRISTIE, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 FEBRUARY 7, 2025.

**Personal Representative:**  
**DAVID A. CHRISTIE, JR.**  
**c/o Klingbeil & Roberts, P.A.**  
341 West Venice Avenue  
Venice, FL 34285  
Attorney for Personal Representative:  
Gregory C. Roberts  
Florida Bar Number: 0438782  
Klingbeil & Roberts, P.A.  
341 West Venice Avenue  
Venice, FL 34285  
Telephone: (941) 485-2900  
Fax: (941) 486-8565  
E-Mail: greg@k-rlaw.com  
Secondary E-Mail:  
deanna@k-rlaw.com  
February 7, 14, 2025 25-00250S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-006367-NC  
Division Probate  
IN RE: ESTATE OF  
CHARLES JACK VALLEY, Deceased.

The administration of the estate of Charles Jack Valley, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Probate Court, 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 February 7, 2025.

**Personal Representative:**  
**Gale Valley**  
3926 Sunniland Street  
Sarasota, FL 34233  
Attorney for Personal Representative:  
Shumaker, Loop & Kendrick, LLP  
By: Ashley S. Hodson  
E-Mail Addresses:  
ahodson@shumaker.com  
carolg@shumaker.com  
Florida Bar No. 064883  
240 S. Pineapple Avenue, 9th Floor  
P.O. Box 49948  
Sarasota, FL 34236  
Telephone: 941-364-2723  
February 7, 14, 2025 25-00258S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 5671 NC  
Division Probate  
IN RE: ESTATE OF  
Margaret Bliven  
Deceased.

The administration of the estate of Margaret Bliven, deceased, whose date of death was December 30th, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 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 February 7, 2025

**James Bitts**  
**c/o Kanetsky, Moore & DeBoer, PA**  
P.O. Address:  
227 Nokomis Avenue South  
Venice, FL 34285  
**Personal Representative**  
JON R. FAHS, Jr.  
KANETSKY, MOORE & DEBOER, P.A.  
ATTORNEYS AT LAW  
Attorneys for  
Personal Representative  
227 S. NOKOMIS AVE.  
VENICE, FL 34285  
Telephone: (941) 485-1571  
Florida Bar No. 1025389  
Email Addresses: jrf@kmdpa.com  
February 7, 14, 2025 25-00261S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 006437 NC  
IN RE: ESTATE OF  
MATTHEW CUTTER,  
Deceased.

The administration of the estate of MATTHEW CUTTER, deceased, whose date of death was December 14, 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.

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 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: February 7, 2025.

Signed on this 5th day of February, 2025.

**REGINA L. CUTTER**  
**Personal Representative**  
272 Maraviya Blvd.  
Nokomis, FL 34275  
John J. Waskom  
Attorney for Personal Representative  
Florida Bar No. 0962181  
Icard, Merrill, Cullis, Timm, Furen & Ginsurg, P.A.  
8470 Enterprise Circle, Suite 201  
Lakewood Ranch, FL 34202  
Telephone: 941-907-0006  
Email: jwaskom@icardmerrill.com  
Secondary Email:  
cahlberg@icardmerrill.com  
February 7, 14, 2025 25-00270S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 174 NC  
Division Probate  
IN RE: ESTATE OF  
Nancy C. Fichter  
Deceased.

The administration of the estate of Nancy C. Fichter, deceased, whose date of death was December 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 February 7, 2025

**Victoria L. Fichter**  
**c/o Kanetsky, Moore & DeBoer, PA**  
P.O. Address:  
227 Nokomis Avenue South  
Venice, FL 34285  
**Personal Representative**  
JON R. FAHS, Jr.  
KANETSKY, MOORE & DEBOER, P.A.  
ATTORNEYS AT LAW  
Attorneys for Personal Representative  
227 S. NOKOMIS AVE.  
VENICE, FL 34285  
Telephone: (941) 485-1571  
Florida Bar No. 1025389  
Email Addresses: jrf@kmdpa.com  
February 7, 14, 2025 25-00273S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number: 2025 CP 000035 NC  
IN RE: ESTATE OF  
FRANK E. FERRO,  
Deceased.

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

The administration of the estate of FRANK E. FERRO, deceased, File Number 2025 CP 000035 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Karen E. Rushing Sarasota County Clerk of the Circuit Court and County Comptroller, P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their

claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is February 7, 2025.

**Personal Representative:**  
**Susan F. Dosch**  
128 Sherburn Drive  
Hamburg, NY 14075  
Attorney for Personal Representative:  
Laurie B. Sams, Esq.  
Florida Bar #136001  
3859 Bee Ridge Road, #202  
Sarasota, Florida 34233  
(941) 923-1685  
Primary E-mail:  
lauriesams@comcast.net  
February 7, 14, 2025 25-00272S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File Number 2025 CP 257 NC  
IN RE: ESTATE OF  
GABRIELE ERIKA  
MARIA ROBINSON, Deceased.

The administration of the ESTATE OF GABRIELE ERIKA MARIA ROBINSON, deceased, whose date of death was December 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 representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and oth-

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

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

The personal representatives have 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 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.

The date of the first publication of this Notice is February 7, 2025.

**Personal Representatives:**  
**RICHARD R. GANS**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
**RENATE EBERBACH**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
**THOMAS MUELLER**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
Attorney for Personal Representatives:  
RICHARD R. GANS  
Florida Bar No. 0040878  
FERGESON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
rgans@fergesonskipper.com  
services@fergesonskipper.com  
February 7, 14, 2025 25-00260S

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2025-CP-0427 SC  
Division PROBATE  
IN RE: ESTATE OF  
CONRAD J. CARRIERE,  
A/K/A PETE CARRIERE,  
Deceased.

The administration of the estate of Conrad J. Carriere, A/K/A Pete Carriere, deceased, whose date of death was December 16, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, 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 February 7, 2025.

**Personal Representative:**  
**/s/ Irene Kaiser**  
**Irene Kaiser**  
**Personal Representative**  
1247 Cheshire St.  
Port Charlotte, Florida 33953  
Attorney for Personal Representative:  
**/s/ Gerald F. O'Brien**  
Gerald F. O'Brien, Esquire  
Florida Bar No.: 0768820  
O'BRIEN & BENNETT, P.A.  
2750 Ringling Blvd., Ste 3  
Sarasota, Florida 34237  
Telephone: (941) 316-9200  
E-Mail: gerald@obrienbennett.com  
February 7, 14, 2025 25-00274S



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.

**SAVE TIME**

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

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
IV20906\_V12



## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE, PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA**

**CASE NUMBER: 2024 CA 3756 NC HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY, INC., a Florida not for profit corporation, Plaintiff, v. JESSICA N. RICHARDSON, CITY OF SARASOTA, a municipal corporation of the state of Florida, GARDEN PARK CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, UNKNOWN TENANT IN POSSESSION NO. 1 AND UNKNOWN TENANT IN POSSESSION NO. 2, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure (DIN: 31) dated November 13, 2024, Order Cancelling and Resetting Foreclosure Sale (DIN: 42) dated December 18, 2024, Amended Final Judgment of Foreclosure (DIN: 47) dated December 20, 2024, Amended Final Judgment of Foreclosure (DIN: 50) dated December 23, 2024 and Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale (DIN: 59) and entered in Case No. 2024 CA 3756 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY, INC., is Plaintiff, and JESSICA N. RICHARDSON is the Defendant, Karen E. Rushing, Clerk of the Court for Sarasota County, Florida, will sell to the highest and best bidder for cash online at [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com) at 9:00 a.m. on the 20th day of

March, 2025, all as provided by Chapter 45 of the Florida Statutes, the following described property as set forth in said Final Judgment of Partition, to wit: LOT 4415 AND 4416, SOUTH VENICE, UNIT NO. 17, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 54 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated at Sarasota County, Florida this 4th day of February, 2025.  
GIBSON KOHL, P.L.  
1800 Second Street Suite 777  
Sarasota, FL 34236  
Telephone: 941-362-8880  
Facsimile: 941-362-8881  
Primary Email: [legaljmjdg@comcast.net](mailto:legaljmjdg@comcast.net)  
Secondary Email: [legaljimws2@comcast.net](mailto:legaljimws2@comcast.net)  
Attorneys for Plaintiff  
By: /s/ James D. Gibson  
James D. Gibson  
Fla. Bar No. 0709069  
February 7, 14, 2025 25-00264S

## FIRST INSERTION

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

**CIVIL DIVISION  
CASE NO.: 2024 CC 006665 SC RENAISSANCE AT WEST VILLAGES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CARLOS MARTINEZ, et al., Defendants.**

TO: UNKNOWN SPOUSE OF CARLOS MARTINEZ A/K/A BROOKE MARTINEZ  
Last Known Address: 20309 Minuet Place, Venice, FL 34293  
YOU ARE NOTIFIED that an action has been filed in the County Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, to foreclose a Claim of Lien regarding the following real property in Sarasota County, Florida:

LOT 354 OF RENAISSANCE AT WEST VILLAGES, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE(S) 201-213, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
Property Address: 20309 Minuet Place, Venice, FL 34293  
and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication of this notice on Kari L. Martin, Esq., plain-

tiff's attorney, whose address is 1401 8th Avenue West, Bradenton, Florida 34205, and to file the original with the Clerk of this Court, at the Sarasota County Historic Courthouse, 2000 Main Street, Sarasota, FL 34237, either before service of your defenses 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.

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

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

WITNESS my hand and the seal of said Court on the 31 day of January, 2025.

KAREN E. RUSHING  
CLERK OF COURT  
(Court Seal) By: G. Kopinsky  
As Deputy Clerk

Attn: Kari L. Martin, Esq.  
Najmy Thompson, P.L.  
1401 8th Avenue West  
Bradenton, FL 34205  
February 7, 14, 2025 25-00255S

## FIRST INSERTION

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

**CASE No. 2024 CA 005600 NC PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF DOROTHEA PRIVITERA A/K/A DOROTHEA LENANE (DECEASED), ET AL. DEFENDANT(S).**

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF DOROTHEA PRIVITERA A/K/A DOROTHEA A. PRIVITERA A/K/A DOROTHEA LENANE (DECEASED)  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 5013 Kingsley Rd, North Port, FL 34287

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Sarasota County, Florida:

LOT 41 BLOCK 1 OF NORTH PORT CHARLOTTE COUNTRY CLUB CLUB UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 32, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your writ-

ten defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before March 10, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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

Date: January 29, 2025  
KAREN E. RUSHING, CLERK  
Clerk of the Circuit Court  
By: G. Kopinsky (SEAL)  
Deputy Clerk of the Court

Tromberg, Morris & Partners, PLLC  
attorneys for Plaintiff  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Our Case #: 24-001486/2024 CA  
005600 NC/PHH  
February 7, 14, 2025 25-00242S

## FIRST INSERTION

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

**CIVIL DIVISION  
Case No.: 2024CC005432 THE VILLAS AT CHARLESTON PARK ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff vs.**

**SHARON D. VOSS as Trustee of the SHARON D. PATTERSON TRUST dated November 15, 2005; his/her/their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants.**

TO: SHARON D. VOSS as Trustee of the SHARON D. PATTERSON TRUST dated November 15, 2005; her devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and 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 claim-

ing to have any right, title or interest in and to the lands hereafter described; UNKNOWN TENANT #1 and UNKNOWN TENANT #2,

YOU ARE HEREBY NOTIFIED that an action for foreclosure in connection with the following described property in Sarasota County, Florida:

LOT 69, THE VILLAS AT CHARLESTON PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 27, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Commonly Known As: 2260 Mossy Oak Drive, North Port, FL 34287

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

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

WITNESS my hand and seal of this Court January 28, 2025.

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

Ernest W. Sturges, Jr., Esq.  
GOLDMAN, TISEO & STURGES, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
[esturges@gtslawfirm.com](mailto:esturges@gtslawfirm.com)  
[aelias@gtslawfirm.com](mailto:aelias@gtslawfirm.com)  
Ph: 941-625-6666  
February 7, 14, 2025 25-00240S

## FIRST INSERTION

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

**CASE No. 2024 CA 005932 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, PLAINTIFF, VS. GLOBAL CAPITAL GROWTH, LLC , ET AL. DEFENDANT(S).**

To: HAMZA KURAISHI  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS:

1874 Laurel Street, Sarasota, FL 34236  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Sarasota County, Florida:

A PART OF LOTS 19 AND 21, SUBDIVISION OF LOT 17, BLOCK "G", OF THE PLAT OF BLOCKS "G" AND "E" OF THE PLAT OF SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND IN THE PLAT BOOK "A", PAGE 57, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, THENCE SOUTH ALONG THE WEST LINE THEREOF A DISTANCE OF 104.8 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID LOT, A DISTANCE OF 62 FEET TO A POINT ON THE WEST LINE OF COLUMBIA COURT; THENCE NORTH A DISTANCE OF 104.8 FEET TO THE SOUTH LINE OF LAUREL STREET; THENCE WEST

A DISTANCE OF 62 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION INCLUDES A STRIP OF LAND 6.4 FEET WIDE AND 104.8 FEET LONG OFF THE WEST SIDE OF SAID LOT 21.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before March 10, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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

Date: January 29, 2025  
KAREN E. RUSHING, CLERK  
Clerk of the Circuit Court  
By: G. Kopinsky (SEAL)  
Deputy Clerk of the Court

Tromberg, Morris & Partners, PLLC  
attorneys for Plaintiff  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Our Case #: 24-000309/2024 CA  
005932 NC/SHELLPOINT  
February 7, 14, 2025 25-00241S

## FIRST INSERTION

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

**Case No.: 2024 CA 005039 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, v.**

**CLAYTON J. BAILEY; UNKNOWN SPOUSE OF CLAYTON J. BAILEY; EDNA F. BAILEY; UNKNOWN SPOUSE OF EDNA F. BAILEY; THE MEADOWS HOMEOWNERS ASSOCIATION, INC.; WESTFALL CONSTRUCTION INC. D/B/A WESTFALL ROOFING; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.**

To the following Defendant(s):  
CLAYTON J. BAILEY  
704 STERLING DR  
KINGS MOUNTAIN, NC 28086  
UNKNOWN SPOUSE OF CLAYTON J. BAILEY  
704 STERLING DR  
KINGS MOUNTAIN, NC 28086

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

LOT 51, THE MEADOWS, UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24 PAGES 23, 23A-23G; AND AS AMENDED IN OFFICIAL RECORD BOOK 1268, PAGE 2197 AND OFFICIAL RECORD BOOK 132, PAGE 60 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
a/k/a 4729 Harvest Blvd, Sarasota, FL 34235

has been filed against you and you are

required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before March 10, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

IF YOU CANNOT AFFORD AN ATTORNEY, YOU MAY CONTACT LEGAL AID OF MANASOTA AT (941) 366-0038 OR [HTTPS://WWW.LEGALAIIDOFMANASOTA.ORG](https://www.legalaidofmanasota.org) OR GULFCOAST LEGAL SERVICES AT (800) 230-5920 OR [HTTPS://WWW.GULFCOASTLEGAL.ORG](https://www.gulfcoastlegal.org). IF YOU DO NOT QUALIFY FOR FREE LEGAL ASSISTANCE OR DO NOT KNOW AN ATTORNEY, YOU MAY USE AN ATTORNEY REFERRAL SERVICE OR CONTACT THE FLORIDA BAR REFERRAL SERVICE AT (800) 342-8011 OR [HTTPS://WWW.FLORIDABAR.ORG/PUBLIC/LRS/](https://www.floridabar.org/public/lrs/).

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

WITNESS my hand and the seal of this Court this 31 day of January, 2025.  
KAREN E. RUSHING, CLERK  
As Clerk of the Court  
(Seal) By: G. Kopinsky  
As Deputy Clerk

Kelley Kronenberg  
Attorney for Plaintiff  
10360 West State Road 84,  
Fort Lauderdale, FL 33324  
February 7, 14, 2025 25-00254S

## Q&amp;A

**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.

**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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



--- SALES ---

FIRST INSERTION

**NOTICE AND ORDER TO SHOW CAUSE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2025-CA-000233-NC WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST VILLAGES IMPROVEMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.**  
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST VILLAGES IMPROVEMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 12), OR TO BE AFFECTED THEREBY:  
The above cause comes to be heard upon the Complaint filed herein by the West Villages Improvement District in the County of Sarasota, State of Florida, seeking to determine the authority of said District to issue its West Villages Improvement District Capital Improvement Revenue Bonds (Unit of Development No. 12), (the "Bonds") in an aggregate amount not to exceed \$81,000,000 to determine the legal-

ity of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (a) Unit of Development No. 12 of the District, and the District itself, have been validly established; (b) the District has power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Plan of Improvements; (c) the District has the power to issue the Bonds and to incur the bonded debt as set forth in the Complaint, and to levy, impose, and collect the Special Assessments; (d) the improvements comprising the Plan of Improvements serve a valid public purpose; (e) the District has properly approved the issuance of the Bonds and the levy, imposition, and collection of the Special Assessments; (f) the Bonds, when issued by the District, the Indenture, and the Bond Resolution, and all of the proceedings attendant to all of the foregoing, are valid and in conformity with law; (g) the Special Assessments, when imposed by the District pledged for the payment of the principal and the interest on the Bonds pursuant to the Indenture, and all of the proceedings attendant to all of the foregoing, will be valid and binding liens of the District and in conformity with law; (h) upon due issuance of the Bonds in conformance with the Bond Resolution and the Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Indenture; and (i) this Court grant such other relief as is just and appropriate.  
The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:  
NOW, THEREFORE,  
IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, appear

on the 3rd day of March, 2025, at the hour of 1:30 p.m. of said day, before the Honorable Stephen M. Walker via Zoom Application (invitation below), this hearing shall be conducted by video conference, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at the following ZOOM link:  
www.zoom.us  
Meeting ID: 465 693 0098  
Password: 568290  
Telephone 1-786-635-1003 (audio only) and use the same Meeting ID  
IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Sarasota County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.  
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.  
DONE AND ORDERED in Sarasota, Sarasota County, Florida.  
HONORABLE  
STEPHEN M. WALKER  
Circuit Court Judge  
February 7, 14, 2025 25-00269S

**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 001975 NC LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIAN GEERY, DECEASED, et al. Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 09, 2025, and entered in 2024 CA 001975 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF

BRIAN GEERY, DECEASED; EILEEN CELIS; THE 101 CONDOMINIUM ASSOCIATION OF SARASOTA, INC. are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on February 25, 2025, the following described property as set forth in said Final Judgment, to wit:  
CONDOMINIUM UNIT NUMBER 15-C OF DOLPHIN TOWER, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1055, PAGES 269 THROUGH 387, AS AMENDED, AND ALL ATTACHMENTS AND AMENDMENTS, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
Property Address: 101 S GULFSTREAM AVE 15C, SARASOTA, FL 34236  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim

in accordance with Florida Statutes, Section 45.031.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
Dated this 31 day of January, 2025.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: \S\Amanda Murphy  
Amanda Murphy, Esquire  
Florida Bar No. 81709  
Communication Email: amanda.murphy@raslg.com  
24-185844 - NaC  
February 7, 14, 2025 25-00268S

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2024 CA 003245 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. UNKNOWN SUCCESSOR TRUSTEE UNDER AGREEMENT DATED NOVEMBER 13, 2006; YVETTE A. BINDER; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).**  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 9, 2025 in Civil Case No. 2024 CA 003245, of the Circuit Court of the TWELFTH

Judicial Circuit in and for Sarasota County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff, and UNKNOWN SUCCESSOR TRUSTEE UNDER AGREEMENT DATED NOVEMBER 13, 2006; YVETTE A. BINDER; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.  
The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on March 11, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
LOT 8, BLOCK 1944 OF 41ST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 42, OF THE PUBLIC RECORDS OF

SARASOTA COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
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 4th day of February, 2025.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Zachary Ullman  
FBN: 106751  
Primary E-Mail: ServiceMail@aldridgepite.com  
1395-1214B  
February 7, 14, 2025 25-00267S

FIRST INSERTION

**NOTICE AND ORDER TO SHOW CAUSE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, FLORIDA  
**CASE NO.: 2025-CA-000239-NC WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST VILLAGES IMPROVEMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.**  
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST VILLAGES IMPROVEMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 11), OR TO BE AFFECTED THEREBY:  
The above cause comes to be heard upon the Complaint filed herein by the West Villages Improvement District in the County of Sarasota, State of Florida, seeking to determine the authority of said District to issue its West Villages Improvement District Capital Improvement Revenue Bonds (Unit of Development No. 11), (the "Bonds") in an aggregate amount not to exceed

\$90,000,000 to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (a) Unit of Development No. 11 of the District, and the District itself, have been validly established; (b) the District has power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Plan of Improvements; (c) the District has the power to issue the Bonds and to incur the bonded debt as set forth in the Complaint, and to levy, impose, and collect the Special Assessments; (d) the improvements comprising the Plan of Improvements serve a valid public purpose; (e) the District has properly approved the issuance of the Bonds and the levy, imposition, and collection of the Special Assessments; (f) the Bonds, when issued by the District, the Indenture, and the Bond Resolution, and all of the proceedings attendant to all of the foregoing, are valid and in conformity with law; (g) the Special Assessments, when imposed by the District pledged for the payment of the principal and the interest on the Bonds pursuant to the Indenture, and all of the proceedings attendant to all of the foregoing, will be valid and binding liens of the District and in conformity with law; (h) upon due issuance of the Bonds in conformance with the Bond Resolution and the Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Indenture; and (i) this Court grant such other relief as is just and appropriate.  
The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:  
NOW, THEREFORE,  
IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and

for Sarasota County, Florida, appear on the 3rd day of March, 2025, at the hour of 10:30 a.m. of said day, before the Honorable Hunter W. Carroll via Zoom Application (invitation below), this hearing shall be conducted by video conference, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at the following ZOOM link:  
www.zoom.us  
Meeting ID: 353 234 4884  
Password: 756433  
IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Sarasota County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.  
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.  
DONE AND ORDERED in Sarasota, Sarasota County, Florida.  
HONORABLE  
HUNTER W. CARROLL  
Circuit Court Judge  
February 7, 14, 2025 25-00259S

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA.  
CIVIL DIVISION  
**CASE NO. 2023 CA 004666 NC U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11 MASTER PARTICIPATION TRUST, Plaintiff, vs. GINA BANNAN A/K/A GINA A. BANNAN; THE ESTATE OF GARY W. BANNAN A/K/A GARY WRAY BANNAN, DECEASED; CONNIE JOY HOFFNER F/K/A CONNIE JOY CAVALERI F/K/A CONNIE JOY SLOAN; CASEY MILES SLOAN A/K/A CASEY M. SLOAN; MARTHA A. KING; COLIN WRAY BANNAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 10, 2025, and entered in Case No. 2023 CA 004666 NC of the Circuit Court in and for Sarasota County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11

MASTER PARTICIPATION TRUST is Plaintiff and GINA BANNAN A/K/A GINA A. BANNAN; THE ESTATE OF GARY W. BANNAN A/K/A GARY WRAY BANNAN, DECEASED; CONNIE JOY HOFFNER F/K/A CONNIE JOY CAVALERI F/K/A CONNIE JOY SLOAN; CASEY MILES SLOAN A/K/A CASEY M. SLOAN; MARTHA A. KING; COLIN WRAY BANNAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KAREN E. RUSHING, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.sarasota.realforeclose.com, 9:00 a.m., on April 8, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:  
UNIT NO. 5, PHASE III, OF MCCALL MEADOWS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2016, PAGES 1397 THROUGH 1437, AND AS AMENDED, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 27, PAGES 6 AND 6A, AND AS AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
DATED February 4, 2025.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1491-191852 / SR4  
February 7, 14, 2025 25-00263S

**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**

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



**SUBSEQUENT INSERTIONS**

--- PUBLIC SALES ---

SECOND 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.  
February 20th, 2025 at 10:00AM  
Tymeria Earl

Bedroom and household items  
The auction will be listed and advertised on [www.storagetreasures.com](http://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.  
Jan. 31; Feb. 7, 2025 25-00182S

SECOND INSERTION

**PUBLIC NOTICE OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 8901 S Tamiami Trail, Sarasota, FL, 34238  
Jacob Klingensmith - boxes, totes, MREs, water bottled, mirror, tools, table, shoes, car seat. Joseph Moosmann - Boxes, totes, furniture, bikes, mirror, file cabinet. Joseph Moosmann - Boxes, totes, furniture, file cabinet. Joseph Moosmann - Furniture, boxes, shelving, luggage. Joseph Moosmann - Furniture, tools, shelving, boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.  
Jan. 31; Feb. 7, 2025 25-00204S

SECOND INSERTION

**PUBLIC NOTICE OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 20th day of February, 2025 at 12:00 PM. Said property is iStorage, 2590 17th Street, Sarasota, FL, 34234  
Walter Dobson - suitcase, camping shovel, hanging pictures, bicycle rims, 2 bicycle frames, air pump, walker, storage divider, vacuum, music records in a bag, totes blankets. La Teasha Adams - clothes, canvas bags, totes, shoes and clothes. Charla McCollum - bar bells, 2 bar stools, medicine ball, boxes, wedding dress, mattress with 2 box springs, rack, bow n arrow, mirrors, bags, rack pack, storage, flat boxes for bed, hangers, storage case. Tonia Priestner - Flat screen tv, mrspacman arcade game stand alone unit, bags,, duffle bag, boxes, sneakers, new sneakers with tags still on, clothes, totes, back pack, suitcase. Jewelee Jones - igloo cooler, jewelry box, makeup box, oriental pictures, mirror, storage racks, flower pots, bags, dome tent, wine glasses, yarn baskets, yarn kits, outdoor lighting, animal food, storage totes, curtain up, purse, fake flowers, new socks, boxes. Kiera LeRose Firby -2 electrical bikes, red bicycle, boxes, totes, kids black and decker tool set, mop, bed frame, shoes, laundry baskets, children toys, bed and slots. Joseph Graham - clothes, backpack, clothes pail, plastic pail, personal effect bag, electric fan, plastic bag. Bernard Taylor - 3 suitcases, bags, boxes, 2 totes, clothes pail, shoes and sneakers, laundry bag, more black bags. Roxann BENEBY - Coffee Table, Baby Crib/Mattress, Chairs, Boxes, Folding Metal Shelf Unit, Pressure Cooker, Vacuum, Patio Chairs, Suitcase, Totes, Laundry Basket, Plastic Shopping Bags, Misc Furniture, Misc House Goods. Wilford Lawrence Grimsley - shoes, China cabinet, electric bed and mattress, glass plates, glass flower vases, 3 clothes rack with clothes, large sitting chair, large China cabinet, tv stand, work shoes, totes, gym bag, comforter. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.  
Jan. 31; Feb. 7, 2025 25-00206S

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:  
Extra Space Storage 4173 Clark Rd, Sarasota, FL 34233  
02/20/2025 10:00AM  
Robert Kerin

Household items  
shaka person  
BOXES, FURNITURE, ELECTRONIC.. HOUSE HOLD ITEMS  
Tonya Bement  
Household goods  
Indya Liverpool  
House goods  
Nicolle Tavares  
Furniture  
Scott Urban

Household items, furniture, electronics  
The auction will be listed and advertised on [www.storagetreasures.com](http://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.  
Jan. 31; Feb. 7, 2025 25-00185S

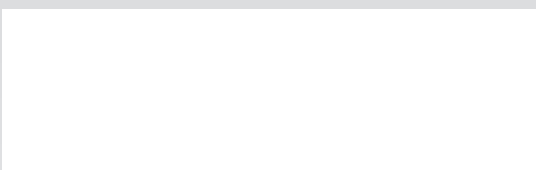
SECOND INSERTION

**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:

6200 Edgelake Dr.  
Sarasota, FL 34240  
Auction Date: 02/020/2025  
Time of Sale: 10:00 AM  
Tenant: Hailey Kimble  
Description of Property: Furniture and Boxes  
Tenant: Nadine Noky  
Description of Property: Furniture, clothing, tools  
Tenant: Mathew Adam Harrell  
Description of Property: Sectional Sofa, Clothing, Boxes/Totes, Elect.  
The auction will be listed and advertised on [www.storagetreasures.com](http://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.  
Jan. 31; Feb. 7, 2025 25-00198S

SECOND INSERTION

**PUBLIC NOTICE OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 335 South Beneva Road, Sarasota, FL, 34232  
John Wagner - Metal Cabinet, Small Motor, Miscellaneous Items. Katherine Laird - Miscellaneous Totes, Miscellaneous Boxes, Miscellaneous Household Items. Sara Ponce - Aluminum Frame Canopy, Metal Chafing Dishes, Metal Chairs, Lamps, Miscellaneous Plastic Bags, Fishing Poles, Industrial Fan, Miscellaneous Plastic Totes. Douglas Carnahan c/o D. Wood - Miscellaneous Totes, Miscellaneous Boxes, Lamp, Radio, Stereo Speaker, Magazines. Curtis Stroop - DisAssembled Slate Top Wooden Body Pool Table. Jeff Rudd - Baseball Cards, Tackle Boxes, Chairs, Golf Clubs, Leather Chair, Miscellaneous Plastic Bags, Wooden Dressers, Miscellaneous Boxes. Cy Herbert - Speaker, Chairs, Circular Saw, Piano, Tool Boxes, Miscellaneous Totes, Skateboards, Clothes, Miscellaneous Plastic Bags, Miscellaneous Boxes. Amanda Bushong - Backpack, Bag of Miscellaneous Clothes, Box of Miscellaneous Items, Plastic Hangers. Cora Grillo - Cooler, Miscellaneous Totes, Table, Clothing, Vacuum Cleaners, Suitcase, Miscellaneous Boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.  
Jan. 31; Feb. 7, 2025 25-00205S



**Email your Legal Notice**

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

**Deadline Wednesday at noon • Friday Publication**



--- ESTATE / SALES ---

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: for Feb 20,2025 @ 9:30am

Helen James  
Paper, hats, boxes  
Shannon Majewski  
Several dressers, cleaning appliances, folding chairs  
Shannon Majewski  
Appliances, dressers, old stuff, clothing and shoes, 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.  
Jan. 31; Feb. 7, 2025 25-00186S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

5700 Anise Dr, Sarasota, FL, 34238  
02/20/2025 10:30AM

Ashley Hutson  
Helena Attree  
Jessica Kurkowski  
Yvonne del aguila  
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.  
Jan. 31; Feb. 7, 2025 25-00184S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

450 North Cattlemen Rd.  
Sarasota, FL ZIP 34232  
Auction Date: 02/20/2025  
Time of Sale: 10:00 AM

Tenant:  
Daniel Smith  
Description of Property:  
Household items, clothes, 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.  
Jan. 31; Feb. 7, 2025 25-00188S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for money due on storage units. Auction will be held on February 17, 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

Judith Schrag G13 \$368.30  
Frank Smith B40 \$265.30  
Austin Ferrell C37 \$283.20  
Daniel Hubley CC20 \$275.60  
Rebecca Willet C33 \$648.30  
Daniel Hubley CC15 \$275.60  
Elizabeth Shaffer C17 \$203.50  
Whitney Moeller A14 \$265.30  
Bobby Boydston G07 \$502.20  
Victor Rolon Bracetty CC19 \$275.60  
Brady Repsher C55 \$502.20  
7850 N Tamiami Trail Sarasota, FL 34243  
Lillian Abner 1570 \$466.10  
Jennifer Acker & David Ross 1328 \$430.10  
Jan. 31; Feb. 7, 2025 25-00232S

SECOND 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 2/20/2025 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 1148	Erika Hoffman	Boxes, Totes, Furniture, Kayak
Unit 3104	Joseph Lawrence	Boxes, Totes, Furniture, Tools
Unit 4013	Jose Dominguez	Totes, Tools, Furniture
Unit 4017	Clyde Lee	Bags, Furniture, Clothes

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.  
Jan. 31; Feb. 7, 2025 25-00189S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233 on 02/20/2025 10:00 AM

Timothy Westgate household items  
Jill Whittemore  
4 beds 1 king, full, 2 twins, toddler bed, Bins, Dressers 3, Kids stiff, Boxes 30 Silvia Ogden

Mattress(s), Dresser(s), Clothing, Personal items.  
Stephanie Whitehead  
Bedroom set, Boxes bins, Clothing, personal effects

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.  
Jan. 31; Feb. 7, 2025 25-00183S

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 7600 Claxtrauss Dr., Sarasota, FL, 34240 Michael Veronneau - Guitars in Cases, Small Amplifier, Tote, Guitar Arms, Boxes, Keyboard. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.  
Jan. 31; Feb. 7, 2025 25-00203S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

997 Center Road Venice, FL 34292, 2/20/25 at 10:00 A.M.

Irmara Gonzalez household items, boxes  
Samienska Severe  
Appliances, Furniture  
aliyah eodice  
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.  
Jan. 31; Feb. 7, 2025 25-00199S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

1510 S Tamiami trail Venice Florida 34293, PH 941-525-7137  
Time Of Sale - 10:00 AM on 2/20/2025

Name - Duke Demetro  
Contents - house hold

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.  
Jan. 31; Feb. 7, 2025 25-00187S

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

Case No: 2025-CP-0223-NC  
IN RE: ESTATE OF RICKIE PALEY, A/K/A HARRIET RICKIE PALEY, Deceased.

The administration of the estate of RICKIE PALEY, a/k/a HARRIET RICKIE PALEY, deceased, whose date of death was December 30, 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 repre-

sentative's attorney are set forth below.

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

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 THREE 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 31, 2025.

**Personal Representative:**  
**JANA S. PALEY**  
1111 Ritz Carlton Drive, #1801  
Sarasota, Florida 34236  
Attorney for Personal Representative:  
Gregory S. Band, LL.M., Attorney  
Florida Bar Number: 869902  
BAND LAW GROUP, P.L.  
1543 Second Street  
Sarasota, FL 34236  
Telephone: (941) 917-0505  
Fax: (941) 917-0506  
E-Mail: gband@bandlawgroup.com  
Jan. 31; Feb. 7, 2025 25-00234S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-000242-NC  
IN RE: ESTATE OF DENNIS R. RUSSELL Deceased.

The administration of the estate of Dennis R. Russell, deceased, whose date of death was February 7, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. 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 31, 2025.

**William Cantalamesa**  
P.O. Address: 3137 Bispham Road,  
Sarasota, FL 34231  
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  
Email Addresses:  
rscheb@bowmangeorge.com  
Attorneys for Personal Representative  
Jan. 31; Feb. 7, 2025 25-00235S

SECOND INSERTION

NOTICE TO CREDITORS

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

File No. 2024 CP 005667 NC  
Division Probate  
IN RE: ESTATE OF Audrey Cathro Boyle, 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 Audrey Cathro Boyle, deceased, File Number 2024 CP 005667 NC; by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237; that the decedent's date of death was September 23, 2024; that the total value of the estate is Exempt Homestead and personal property and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Creditors:	NONE
Beneficiaries:	Leonard Orsigno Boyle, III 917 McCurry Avenue, Bedford, TX 76022 Stacy Boyle Fastiggi 3037 Woodpine Circle, Sarasota, FL 34231 Allison Boyle Runkles 4011 Country View Drive, Sarasota, FL 34233

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 31, 2025.

**Person Giving Notice:**  
**/s/Stacy Boyle Fastiggi**  
**Stacy Boyle Fastiggi**  
**Personal Representative**  
3037 Woodpine Circle  
Sarasota, FL 34231  
Attorney for Personal Giving Notice:  
**/s/Mark Martella**  
Mark Martella, Esq.  
Attorney for Petitioners  
Florida Bar No. 024021  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954  
Phone: 941-867-6865  
Fax: 941-867-8949  
Primary: mark@martellalaw.com  
Secondary: tara@martellalaw.com  
Jan. 31; Feb. 7, 2025 25-00192S

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 CP 004878 NC  
Division Probate  
IN RE: ESTATE OF ELSBETH NADORFF A/K/A ELSBETH MARIA NADORFF 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 Elsbeth Nadorff a/k/a Elsbeth Maria Nadorff, deceased, File Number 2024 CP 004878 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237; that the decedent's date of death was July 26, 2024; that the total value of the estate is approximately \$63,791.73 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Creditors:	NONE
Beneficiaries:	Kathryn Harris, as Co-Trustee of The Elsbeth Nadorff Trust Agreement 4974 Sabal Lake Circle Sarasota, FL 34238 Georg Nadorff, Jr., as Co-Trustee of The Elsbeth Nadorff Trust Agreement 1200 Strong Rd. Victor, NY 14564

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 31, 2025.

**Persons Giving Notice:**  
**Kathrin Harris, Co-Trustee**  
4974 Sabal Lake Circle  
Sarasota, FL 34238  
**Georg Nadorff, Jr., Co-Trustee**  
1200 Strong Rd.  
Victor, NY 14564  
Attorney for Persons Giving Notice:  
Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000/  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com  
Secondary E-Mail:  
forrest@kuhnslawfirm.com  
Jan. 31; Feb. 7, 2025 25-00200S




# SAVE TIME

Email your Legal Notice

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





--- ESTATE / SALES ---

## SECOND INSERTION

## NOTICE TO CREDITORS

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

PROBATE DIVISION  
File No. 2024-CP-6207 SC  
IN RE: ESTATE OF

**MARK A. MCCLURE, also known as MARK ALLAN MCCLURE, Deceased.**

The administration of the estate of MARK A. MCCLURE, also known as MARK ALLAN MCCLURE, deceased, whose date of death was October 8, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the street address of which is 2000 Main Street, Sarasota, Florida 34237.

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

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

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

## NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 or a beneficiary 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 31, 2025.

**Arin Marcus McClure  
Personal Representative**

312 N. Page St.  
Stoughton, WI 53589-1641

Jeffrey S. Goethe

Attorney for Personal Representative  
Florida Bar No. 0861420

BARNES WALKER, GOETHE,  
PERRON, SHEA, & ROBINSON,  
PLLC

3119 Manatee Avenue West

Bradenton, FL 34205

Telephone: (941) 741-8224

Email: jgoethe@barneswalker.com

Secondary Email:

rbattle@barneswalker.com

Jan. 31; Feb. 7, 2025

25-002015

## SECOND INSERTION

## NOTICE OF ACTION

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

Case Number: 2024 CA 005042 NC  
**PATRICK J. BUCHANAN, Plaintiff vs.**

**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, LEGATEES, SUCCESSORS, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, GUARDIANS, TRUSTEES, RECEIVERS, GRANTEEES, LESSEES, CREDITORS AND ALL OTHER PERSONS OR PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY KNOWN OR UNKNOWN PERSON WHO HAVING AN INTEREST IN THE CHATSOTA NOMINEE TRUST DATED AUGUST 18, 2000 Defendant**

YOU ARE NOTIFIED that a PETITION TO APPOINT A SUCCESSOR TRUSTEE AND FOR DECLARATORY JUDGMENT has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Jeffrey R. Kuhns,  
Florida Bar No. 96026  
Forrest G. Miller,  
Florida Bar No. 1028360  
KUHNS LAW FIRM, PLLC  
425 Cross Street, Ste. #312  
Punta Gorda, Florida 33950  
Telephone: (941) 205-8000 |  
Fax: (941) 205-8001  
E-Mail: jeff@kuhnslawfirm.com |  
Secondary E-Mail:  
forrest@kuhnslawfirm.com

on or before March 7, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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.

Signed on this 24 day of January, 2025.

**KAREN E RUSHING, CLERK  
CLERK OF COURT  
SARASOTA COUNTY, FLORIDA**

By: G. Kopinsky (SEAL)  
(deputy clerk)

Jeffrey R. Kuhns,

Florida Bar No. 96026

Forrest G. Miller,

Florida Bar No. 1028360

KUHNS LAW FIRM, PLLC

425 Cross Street, Ste. #312

Punta Gorda, Florida 33950

Telephone: (941) 205-8000 |

Fax: (941) 205-8001

E-Mail: jeff@kuhnslawfirm.com |

Secondary E-Mail:

forrest@kuhnslawfirm.com

Jan. 31; Feb. 7, 14, 21, 2025

25-002025

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA

GENERAL JURISDICTION  
DIVISION

**CASE NO: 2023 CA 005770 NC  
TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs.**

**GREGORY W. BROOKS; JEANNIE M. BROOKS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 2023 CA 005770 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is Plaintiff and GREGORY and JEANNIE BROOKS, et al, are Defendants. The Clerk, KAREN E. RUSHING, shall sell to the highest and best bidder for cash at Sarasota County's On-Line Public Auction website: <https://sarasota.realforeclose.com>, at 09:00 AM on MARCH 18, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in SARASOTA County, Florida, as set forth in said Uniform Final Judgment of Mortgage Foreclosure to-wit:

LOTS 39 AND 40, BLOCK 338, 5TH ADDITION TO PORT CHARLOTTE SUBDIVISION,

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 33, 33A THROUGH 33R, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Todd C. Drosky, Esq.  
FRENKEL LAMBERT WEISS  
WEISMAN & GORDON, LLP  
One East Broward Boulevard,  
Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 |  
Fax: (954) 200-7770  
FL Bar #: 54811

DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
flservices@flwlaw.com  
04-095535-F00  
Jan. 31; Feb. 7, 2025

25-002305

## SECOND INSERTION

**NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT IN AND  
FOR SARASOTA COUNTY, FLORIDA  
CASE NO.: 2024 CA 003925 SC  
DIVISION: H**

**THE TOWNS AT LAKESIDE  
ASSOCIATION, INC.,  
Plaintiff, v.**

**DIAMOND LEGACY,  
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Amended Final Judgment of Foreclosure dated January 27, 2025, and entered in Case No. 2024 CA 003925 SC of the Circuit Court of the Ninth Judicial Circuit in and for Sarasota County, Florida, wherein THE TOWNS AT LAKESIDE ASSOCIATION, INC is Plaintiff, and DIAMOND LEGACY is the Defendant, that I will sell to the highest and best bidder for cash at [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com) Sarasota County, Florida, at 9:00 A.M. on the 10th day of March, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 133, Towns at Lakeside, according to the Map or Plat thereof, as recorded in Plat Book 44, Page(s) 38, of the Public Records of Sarasota County, Florida.  
Street Address: Jonah Drive,  
North Port, Florida 34289.  
Name of Clerk Making the Sale:  
Karen E. Rushing, Sarasota  
County Clerk of Courts

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.

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 within sixty (60) days after the sale.

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

WASSERSTEIN, P.A.  
301 Yamato Road  
Suite 2199  
Boca Raton, Florida 33431  
Tel.: (561) 288-3999  
Primary E-Mail:  
danw@wassersteinpa.com  
By: /s Daniel Wasserstein  
DANIEL WASSERSTEIN, ESQ.  
Florida Bar No. 42840  
Jan. 31; Feb. 7, 2025

25-002265

## SECOND INSERTION

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

**Case No.: 2024 CA 004023 NC  
SERVIS ONE, INC. DBA BSI  
FINANCIAL SERVICES,  
Plaintiff, v.**

**CARLOS B. DASILVA; UNKNOWN  
SPOUSE OF CARLOS B. DASILVA;  
MAGDOLNA DASILVA;  
UNKNOWN SPOUSE OF  
MAGDOLNA DASILVA;  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.,  
ACTING SOLELY AS A  
NOMINEE FOR UNITED  
WHOLESALE MORTGAGE LLC;  
UNITED WHOLESALE  
MORTGAGE LLC; ALL UNKNOWN  
PARTIES CLAIMING INTERESTS  
BY, THROUGH, UNDER OR  
AGAINST A NAMED DEFENDANT  
TO THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED;  
UNKNOWN TENANT #1;  
UNKNOWN TENANT #2,  
Defendant(s).**

To the following Defendant(s):  
CARLOS B. DASILVA  
4238 Golfair Lane  
North Port, FL 34288  
UNKNOWN SPOUSE OF CARLOS B.  
DASILVA  
(RESIDENCE UNKNOWN)  
MAGDOLNA DASILVA  
4238 Golfair Lane  
North Port, FL 34288  
UNKNOWN SPOUSE OF MAGNOLA  
DASILVA  
(RESIDENCE UNKNOWN)

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

LOT 14 BLOCK 970, 22ND  
ADDITION TO PORT CHAR-  
LOTTE SUBDIVISION, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK 14, PAGES 10, 10A  
THROUGH 10J, INCLUSIVE,  
OF THE PUBLIC RECORDS OF  
SARASOTA COUNTY,  
FLORIDA  
a/k/a 4238 Golfair Lane, North  
Port, FL 34288

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before March 10, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

IF YOU CANNOT AFFORD AN ATTORNEY, YOU MAY CONTACT LEGAL AID OF MANASOTA AT (941) 366-0038 OR [HTTPS://WWW.LEGALAIIDOFMANASOTA.ORG](https://www.legalaidofmanasota.org) OR GULFCOAST LEGAL SERVICES AT (800) 230-5920 OR [HTTPS://WWW.GULFCOASTLEGAL.ORG](https://www.gulfc coastlegal.org). IF YOU DO NOT QUALIFY FOR FREE LEGAL ASSISTANCE OR DO NOT KNOW AN ATTORNEY, YOU MAY USE AN ATTORNEY REFERRAL SERVICE OR CONTACT THE FLORIDA BAR REFERRAL SERVICE AT (800) 342-8011 OR [HTTPS://WWW.FLORIDABAR.ORG/PUBLIC/LRS/](https://www.floridabar.org/public/lrs/).

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

WITNESS my hand and the seal of this Court this 27 day of January, 2025.

**KAREN E RUSHING, CLERK**  
As Clerk of the Court  
(Seal) By G. Kopinsky  
As Deputy Clerk

Kelley Kronenberg  
Attorney for Plaintiff  
10360 West State Road 84,  
Fort Lauderdale, FL 33324  
Jan. 31; Feb. 7, 2025

25-002165

## FOURTH INSERTION

**NOTICE OF ACTION  
TERMINATION OF PARENTAL  
RIGHTS  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY  
CASE NO. 2023DP000460NC  
IN THE INTEREST OF:**

**T.M. DOB: 9/2/2023  
Minor Child**

TO: Holly Bright, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: T.M. born on 9/2/2023. You are hereby commanded to appear on February 19, 2025, at 1:30 PM before the Honorable Andrea McHugh via ZOOM for an ADVISORY HEARING.

ZOOM (MEETING ID: 617 768 5825 / MEETING PASSWORD: 284783)  
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL

RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

Karen E. Rushing,  
Clerk of Circuit Court  
Sarasota County, Florida  
(SEAL) By: Deputy Clerk  
1/10/2025  
Jan. 17, 24, 31; Feb. 7, 2025

25-000995

## SECOND INSERTION

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

CIVIL DIVISION

**CASE NO. 2024 CA 4439 NC  
FAIRWAY BAY II ASSOCIATION,  
INC., a Florida not for profit  
corporation,  
Plaintiff, v.  
DOROTHY L. GIBSON,  
Defendant.**

Notice is hereby given pursuant to the Final Summary Judgment of Foreclosure entered on January 23, 2025 in the above-styled Case Number 2024 CA 4439 NC in the Circuit Court of SARASOTA, Florida, that the Clerk of Court shall sell the following property, in SARASOTA County, Florida, described as:

Unit 446, Building No. M-4, FAIRWAY BAY II, Phase I, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1720, Page 1611, as amended, and as per plat thereof recorded in Condominium Book 23, Page 16, as amended, Public Records of Sarasota County, Florida together with Parking Space No. 410, designated in said Declaration of Condominium as Limited Common Elements; and together with the undivided interest in Common Elements declared in said Declaration of Condomini-

um to be an appurtenance to the above described unit.

Property address of: 2020 Harbourside Dr #446, Longboat Key, FL 34228 at public sale, to the highest and best bidder for cash, at [www.sarasota.realforeclose.com](http://www.sarasota.realforeclose.com), at 9:00 A.M. on February 25, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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 within sixty (60) days after the sale.

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

Dated this 23rd day of January, 2025.

By: /s/ Paul E. Olah, Jr.  
Paul E. Olah, Jr., Esq.  
Jan. 31; Feb. 7, 2025

25-002085

## SECOND 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-002914 NC  
NEWREZ LLC DBA SHELLPOINT  
MORTGAGE SERVICING FKA  
SPECIALIZED LOAN SERVICING  
LLC  
Plaintiff, vs.**

**KORY EDWARD SANDLIN AKA  
KORY E SANDLIN,  
INDIVIDUALLY, KORY EDWARD  
SANDLIN AKA KORY E SANDLIN,  
AS TRUSTEE OF THE PAMELA  
KAY SANDLIN REVOCABLE  
TRUST AGREEMENT U/A/D  
1/7/22, UNKNOWN SUCCESSOR  
TRUSTEE OF THE PAMELA KAY  
SANDLIN REVOCABLE TRUST  
AGREEMENT U/A/D 1/7/22,  
UNKNOWN BENEFICIARIES OF  
THE PAMELA KAY SANDLIN  
REVOCABLE TRUST AGREEMENT  
U/A/D 1/7/22, et al.  
Defendants.**

TO: UNKNOWN SUCCESSOR  
TRUSTEE OF THE PAMELA KAY  
SANDLIN REVOCABLE TRUST  
AGREEMENT U/A/D 1/7/22  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
3110 TAUNTON AVE  
NORTH PORT, FL 34286  
UNKNOWN BENEFICIARIES OF  
THE PAMELA KAY SANDLIN REVO-  
CABLE TRUST AGREEMENT U/A/D  
1/7/22

CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
3110 TAUNTON AVE  
NORTH PORT, FL 34286  
UNKNOWN TENANTS/OWNERS 1  
BELIEVED TO BE AVOIDING SER-  
VICE OF PROCESS AT THE AD-  
DRESS OF:  
3110 TAUNTON AVE  
NORTH PORT, FL 34286

You are notified that an action to foreclose a mortgage on the following property in Sarasota County, Florida:

LOT(S) 25 AND 26, BLOCK 851,

NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 PAGE(S) 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

commonly known as 3110 TAUNTON AVE, NORTH PORT, FL 34286 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 March 4, 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 immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: January 21, 2025.

**CLERK OF THE COURT  
Honorable Karen E. Rushing  
2000 Main Street  
Sarasota, Florida 34237  
(Seal) By: G. Kopinsky  
Deputy Clerk**

Jennifer M. Scott of  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
328202/2425139/wlp  
Jan. 31; Feb. 7, 2025

25-001905

## FOURTH INSERTION

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

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

**Case No.: 2024 DR 003173 NC  
JUSTIN ECHTERNACH,  
Petitioner, and**

**YOHANA ECHTERNACH,  
Respondent.**

TO: YOHANA ECHTERNACH  
3721 HEATHER LAKE CIRCLE,  
SARASOTA, FLORIDA 34235

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JUSTIN ECHTERNACH, whose address is 17812 LAKE CARLTON DR., APT B, LUTZ, FL 33558 on or before Feb. 18, 2025, and file the original with the clerk of this Court at 2000 Main Street Sarasota, FL 34237 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to de-

cide how the following real or personal property should be divided: 2000 Main St, Sarasota, FL 34237

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 1



--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 006305 SC  
IN RE: ESTATE OF  
Linda D. Gebeloff-Bruyette  
Deceased.

The administration of the estate of Linda D. Gebeloff-Bruyette, 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, 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.

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 31, 2025.

**Personal Representative:**

**Laurence Gebeloff**  
570 Mossy Creek Drive  
Venice, FL 34292  
Attorney for Personal Representative  
Alfred J. Pandl,  
Florida Bar Number: 1022400  
PANDL LAW PLLC  
871 Venetia Bay Blvd., Suite 231  
Venice, Florida 34285  
Telephone: (941) 548-1071  
E-Mail: APANDL@PANDLLAW.COM  
Jan. 31; Feb. 7, 2025 25-00193S

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 282 SC  
Division Probate  
IN RE: ESTATE OF  
Connie E. Johnson  
Deceased.

The administration of the estate of Connie E. Johnson, deceased, whose date of death was January 11th, 2025, 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 31, 2025

**Ronald E. Johnson**

c/o Kanetsky, Moore & DeBoer, PA  
P.O. Address:  
227 Nokomis Avenue South  
Venice, FL 34285  
**Personal Representative**  
JON R. FAHS, Jr.  
KANETSKY, MOORE & DEBOER, P.A.  
ATTORNEYS AT LAW  
Attorneys for Personal Representative  
227 S. NOKOMIS AVE.  
VENICE, FL 34285  
Telephone: (941) 485-1571  
Florida Bar No. 1025389  
Email Addresses: jrf@kmdpa.com  
Jan. 31; Feb. 7, 2025 25-00229S

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2024-CP-006216-NC  
IN RE: ESTATE OF  
CARYL J. OBRECHT,  
Deceased.

The administration of the estate of CARYL J. OBRECHT, deceased, whose date of death was September 11, 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 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.

The date of first publication of this notice is January 31, 2025.

**Personal Representative:**

**Craig Obrecht**  
c/o Christopher A. Likens, Esq  
1800 Second Street, Suite 971  
Sarasota, FL 34236  
Attorney for Personal Representative:  
Christopher A. Likens  
Florida Bar Number: 0981303  
CHRISTOPHER A. LIKENS, P.A.  
1800 Second Street, Suite 971  
Sarasota, FL 34236  
Telephone: (941) 365-7838  
eservice@calikens.com  
Jan. 31; Feb. 7, 2025 25-00191S

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 006296  
IN RE: ESTATE OF  
NANCY CAROL MARSHALL  
Deceased.

The administration of the estate of Nancy Carol Marshall, deceased, whose date of death was September 10, 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. 732.221, 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 31, 2025.

**Personal Representative:**

**Phillip E. Marshall**  
4213 Via Piedra Circle  
Sarasota, Florida 34233  
Attorney for Personal Representative:  
Rodolfo Suarez Jr. Esq.,  
Attorney  
Florida Bar Number: 013201  
9100 South Dadeland Blvd, Suite 1620  
Miami, Florida 33156  
Telephone: 305-448-4244  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eservice@suarezlawyers.com  
Jan. 31; Feb. 7, 2025 25-00213S

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2024 CP 3907 NC  
Division: Probate  
IN RE: ESTATE OF  
JULIA E. MITCHELL  
Deceased.

The administration of the estate of Julia E. Mitchell, deceased, whose date of death was October 4, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 January 31, 2025.

**Personal Representative:**

**Angela D. Bowland**  
c/o Knowles, Bouziane & Shaffer  
PLLC  
2812 Manatee Ave. W.  
Bradenton, Florida 34205  
Attorney for Personal Representative:  
William Shaffer, Esq  
Attorney for Petitioner  
Florida Bar Number: 65952  
Knowles, Bouziane & Shaffer PLLC  
2812 Manatee Ave. W.  
Bradenton, Florida 34205  
Telephone: (941) 404-4940  
E-Mail: will@bandslaw.com  
Jan. 31; Feb. 7, 2025 25-00194S

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File Number 2025 CP 43 NC  
IN RE: ESTATE OF  
MAX BLOOM, Deceased.

The administration of the ESTATE OF MAX BLOOM, deceased, whose date of death was November 1, 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.

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. 732.221, 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 31, 2025.

**Personal Representative:**

**BRIAN BLOOM**  
c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236  
Attorney for Personal Representative:  
DANIEL L. TULLIDGE  
Florida Bar No. 106749  
FERGESON SKIPPER, P.A.  
1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236  
(941) 957-1900  
dtullidge@fergesonskipper.com  
services@fergesonskipper.com  
Jan. 31; Feb. 7, 2025 25-00214S

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 159 NC  
IN RE: ESTATE OF  
ROY WITHERINGTON, MD  
Deceased.

The administration of the estate of ROY WITHERINGTON, MD, deceased, whose date of death was November 14, 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. 732.221, 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 31, 2025.

**Sondra Witherington**

P.O. Address: 3727 Breezewood Dr.,  
Sarasota, FL 34232  
Eugene O. George, Esq.  
Bowman, George, Scheb,  
Kimbrough, Koach & Chapman, PA  
2750 Ringling Blvd., Suite 3  
Sarasota, FL 34237  
(941) 366-5510  
Florida Bar No. 127285  
ggeorge@bowmangeorge.com  
Attorneys for Personal Representative  
Jan. 31; Feb. 7, 2025 25-00233S

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number: 2024 CP 6442 NC  
IN RE: ESTATE OF  
CRISPIN J. PENNY Deceased.

The administration of the Estate of Crispin J. Penny deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 January 31, 2025.

**Personal Representative:**

**Nikiesha Penny-Diaz**  
c/o Knowles, Bouziane & Shaffer  
PLLC  
2812 Manatee Ave. W.  
Bradenton, Florida 34205  
Attorney for Personal Representative:  
William Shaffer, Esq  
Attorney for Petitioner  
Florida Bar Number: 65952  
Knowles, Bouziane & Shaffer PLLC  
2812 Manatee Ave. W.  
Bradenton, Florida 34205  
Telephone: (941) 404-4940  
E-Mail: will@bandslaw.com  
Jan. 31; Feb. 7, 2025 25-00225S

SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT  
FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO.: 2024-CP-005915-NC  
IN RE: ESTATE OF  
THERESA A. HOUSEMAN

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

All creditors of the decedent and other You are hereby notified that an Order of Summary Administration has been entered in the Estate of Theresa A. Houseman, deceased, File Number 2024-CP-005915-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230; that the decedent's date of death was October 2, 2024; that the total value of the estate is \$4,500.00 and that the name and address of that to whom it has been assigned by such Order are:

JOHN J. HOUSEMAN  
4 Dartmouth Street, #38  
Forest Hills, NY 11375  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

NOTWITHSTANDING 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 31, 2025.

**Person Giving Notice:**

**JOHN J. HOUSEMAN**  
4 Dartmouth Street, #38  
Forest Hills, NY 11375  
Attorney for Person Giving Notice:  
ROBERT P. SCHEB, ESQUIRE  
Bowman, George, Scheb, Kimbrough,  
Koach & Chapman, P.A.  
FBN: 398519  
2750 Ringling Boulevard, Suite 3  
Sarasota, FL 34237  
Telephone: (941) 366-5510  
Jan. 31; Feb. 7, 2025 25-00224S

SECOND INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT FOR  
SARASOTA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 005807 NC  
Division Probate  
IN RE: ESTATE OF  
PILAR FREDERICKS  
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 PILAR FREDERICKS, deceased, File Number 2024 CP 005807 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237; that the decedent's date of death was May 23, 2023; that the total value of the estate is \$60,900.59 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
DEBORAH FREDERICKS  
c/o Jenna Kyle Meltzer, Esquire  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
CHRISTOPHER FREDERICKS  
3210 Harmony Hill Trace  
Kennesaw, GA 30144  
MARK FREDERICKS  
c/o Michael Beck, Esq.  
6100 Stevenson Dr., Unit 203  
Orlando, FL 32835-2433  
MICHAEL FREDERICKS  
P.O. Box 37895  
Raleigh, NC 27627  
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 de-

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE TWELFTH JUDICIAL  
CIRCUIT COURT  
IN AND FOR SARASOTA COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO.: 2025 CP 000148 NC  
IN RE: ESTATE OF  
RICHARD ALLAN BOUCHARD

The administration of the estate of RICHARD ALLAN BOUCHARD, deceased, whose date of death was March 3, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Courtroom 8B at 2002 Ringling Blvd. in Sarasota, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's 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 January 31, 2025.

**Personal Representative:**

**STEVEN COYNE**  
Attorney for Personal Representative:  
/s/ Matthew J. Matechik  
MATTHEW J. MATECHIK, ESQ.  
Florida Bar Number: 126342  
The Matechik Law Firm, P.A.  
100 Wallace Avenue, Suite 310  
Sarasota, FL 34237  
Telephone: (941) 926-6755  
Fax: (941) 244-5679  
E-Mail:  
matt@thematechiklawfirm.com  
Sec. E-Mail:  
jill@thematechiklawfirm.com  
Jan. 31; Feb. 7, 2025 25-00215S

dent 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 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. 732.221, Florida Statutes.

The date of first publication of this Notice is January 31, 2025.

**Person Giving Notice:**

**DEBORAH FREDERICKS**  
c/o Jenna Kyle Meltzer, Esquire  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Attorney for Person Giving Notice:  
JENNA KYLE MELTZER  
E-mail Address:  
jmeltzer@blalockwalters.com  
Secondary E-mail Address:  
jschembri@blalockwalters.com  
Alternate Secondary E-mail:  
mchapman@blalockwalters.com  
Florida Bar No. 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Jan. 31; Feb. 7, 2025 25-00207S

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386 and select the appropriate County name from the menu.  
or email legal@businessobserverfl.com  
Business Observer  
FLORIDA'S NEWSPAPER FOR THE C-SUITE  
1/2/08/78\_V8