

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that ANDREW WINDSOR / WEST BAY APPLIANCE REPAIR will engage in business under the fictitious name EZZYT ONLINE STORE, with a physical address 2227 ISLAND CREEK ROAD SARASOTA, FL 34240, with a mailing address 2227 ISLAND CREEK ROAD SARASOTA, FL 34240, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 14, 2025 25-00289S

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 "CGC Cards" located at 5501 Communications Parkway, Sarasota, Florida 34240, Sarasota County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 10th day of February 2025. Certified Guaranty Company LLC, a Florida limited liability company
February 14, 2025 25-00308S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4029 Bee Ridge Road Sarasota, FL 34233 on 03/06/2025 at 10:00 AM
Julie Schaefer
Household Goods/Furniture
Mark Willetts
Clothes, Guitar amps, Speaker Cabinets, Carpentry tools and Dolly, Heirlooms.
The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00284S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself and its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4515 S Tamiami Tr Sarasota FL 34231 on 03/06/2025 at 10:00 a.m.
Taylor Benecke
Boxes, Office Furniture, Personal Effects
Taylor Taylor
Boxes, Office Furniture, Personal Effects
The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00277S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5005 Englewood road Venice, FL 34293, 03/06/2025, 10:30 AM
Sean Dayton-Furniture
Sean Dayton-Furniture
Jason Zoellner-Household Goods/Furniture
The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00275S

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 ANTONIO'S PIZZA PIT located at 3700 N LOCKWOOD RIDGE ROAD in the City of SARASOTA, Sarasota County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of February, 2025.
MUMA FOOD ENTERPRISE, LLC
February 14, 2025 25-00290S

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 Lynne D Ross Designer located at 1614 Southbay Dr, in the County of Sarasota, in the City of Osprey, Florida 34229 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Osprey, Florida, this 6th day of February, 2025.
Lynne D Ross
February 14, 2025 25-00295S

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 fictitious name of TEAM DECK & FENCE located at 2024 Princeton Street, Suite A, in the County of SARASOTA in the City of Sarasota, Florida 34237 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Sarasota, Florida, this 6th day of February, 2025.
TEAM DECK & FENCE, INC., a Florida corporation
February 14, 2025 25-00294S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address: 5150 University Pkwy, Sarasota, FL 34243
Phone Number: 941-806-8664
Time of Sale: for March 3, 2025 @ 9:30am
Helen James
TV's, sectional, two beds, chair, dresser, nightstands
Juliana Fenk
boxes
The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00279S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4173 Clark Rd, Sarasota, FL 34233
03/06/2025 10:00AM
Life Co-Mission LLC
school furniture
Wyatt Jennison
furniture
Miranda Brown
Boxes, Household items, appliances, furniture
Robert Kerin
Expedition/Semi
The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00276S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Life Storage 2201 Fruitville Rd. Sarasota, FL 34237, 03/06/2025 10:00AM
Leticia Monroy
Furniture
Glenda Womer
Boxes, clothing, light furniture
The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00314S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
997 Center Road Venice, Fl. 34292, 3/6/25 at 10:00 A.M.
Mary Conklin
Household Goods/Furniture
Paige Taylor
Furniture
The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00318S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
757 Apex Road Sarasota, FL 34240, 03/06/2025 at 10:00am
Brian Clifford
Boxes of empty bottles
Brian Clifford
Boxes of empty bottles
Brian Clifford
Boxes of empty bottles
Brian Clifford
Boxes of empty bottles
Brian Clifford
Boxes of empty bottles
Brian Clifford
Boxes of empty bottles
The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00280S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2255 N. Washington Blvd. Sarasota, FL 34234.
March 6th, 2025 at 10:00AM
John Williams
dresser, nightstands, boxes
Michael Cooper
Household Items
Jessica Martin
mish boxes and items, furniture.
Fatiya Polk
Car
El Pence
small furniture - totes
Dorothy Williams
Clothing -Totes and Bags
Crystal Williams
Queen bed, queen box spring, 2 tvs, bag
The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 14, 21, 2025 25-00278S

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 Wild Joy located at 555 Burke Rd. in the City of Venice, Sarasota County, FL 34293 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of February, 2025.
Brandon Wheatley
February 14, 2025 25-00307S

NOTICE OF TRUST
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
PROBATE DIVISION
FILE NO. 2025-CP-000708 NC
IN RE: ESTATE OF FREIDA G. JOHNSON.
Deceased.
FREIDA G. JOHNSON, a resident of Sarasota County, Florida, who died on 19TH DAY OF DECEMBER, 2024 was the grantor of a trust entitled FREIDA G. JOHNSON REVOCABLE TRUST AGREEMENT UNDER AUTHORIZATION DATED 29TH DAY OF JUNE, 2023, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000665-SC
Division Probate
IN RE: ESTATE OF MARY JANE BEEMAN
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 Mary Jane Beeman, deceased, File Number 2025-CP-000665-SC, 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 December 2, 2024; that the total value of the estate is \$71,000.00 and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
Andrea Jane George, f/ka/ Andrea Jane Lay, and Daniel Joseph Beeman,

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000111-NC
Division Probate
IN RE: ESTATE OF GUIDO G. M. MOOIJMAN, a/k/a GUIDO GERARDUS MARIA MOOIJMAN,
Deceased.
The administration of the estate of Guido G. M. Mooijman, a/k/a Guido Gerardus Maria Mooijman, deceased, whose date of death was August 2, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Circuit Probate Court, 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

FIRST INSERTION
Public Auction
A-American Self Storage, 4960 Trott Circle North Port FL 34287, 941-423-7867. A-American Self Storage hereby gives PUBLIC notice of the disposal of property for the default of lease agreement, pursuant to Florida Statutes Section 83.801-83.809 on the following individuals:
Customer Name Inventory
Chris Van Drus Unit 1 Household, appliances, Boxes, furniture, etc
Joe Lemieux Unit 9&10 Household items, tools, machinery
The Contents of these units shall be disbursed on or there after 3/5/25 11am at a public auction located:
A-American Self Storage
4960 Trott Circle -main office
North Port FL 34287
February 14, 21, 2025 25-00281S

FIRST INSERTION
claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code. Additionally, this Notice of Trust is provide under Section 736.0604 of the Florida Statutes regarding a limitation on an action contesting the validity of this Revocable Trust and any amendments thereto and will be barred unless action is taken within the statutory time frame.
The name of the trustee and the name and address of his counsel are set forth below.
The Clerk shall file and index this notice of trust in the same manner as a caveat. Unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.
Dated this day of 2/11/2025.
DocuSigned by:
SANDRA COMBS, Successor Trustee of the FREIDA G. JOHNSON REVOCABLE TRUST AGREEMENT UNDER AUTHORIZATION DATED 29TH DAY OF JUNE, 2023
CLERK OF THE CIRCUIT COURT SARASOTA COUNTY
By: KAREN E. RUSHING, AS DEPUTY CLERK
Andrew W. Rosin, Esq.
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604
(941) 366-1252 facsimile
Attorney for Successor Trustee
arosin@rosinlawfirm.com
February 14, 21, 2025 25-00320S

FIRST INSERTION
Co-Trustees of the Mary Jane Beeman Trust dated 6-25-2001
1133 Barbary Drive
Norman, OK 73072 and
7511 Olde Sycamore Drive
Mint Hill, NC 28227, respectively
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 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

FIRST INSERTION
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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 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 14, 2025.
Personal Representative:
Margriet J. Slinkard a/k/a Margriet Judith Simone Slinkard
1647 Valley Drive
Venice, Florida 34292
Attorney for Personal Representative:
Shumaker, Loop & Kendrick, LLP
Ashley S. Hodson, Esquire
Florida Bar No. 064883
240 S. Pineapple Avenue, 9th Floor
Sarasota, Florida 34236
Telephone: 941-364-2723
E-Mail Addresses:
ahodson@shumaker.com
mward@shumaker.com
February 14, 21, 2025 25-00311S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 438 SC
Division Probate South County
IN RE: ESTATE OF
MARTHA E. KIRWAN
Deceased.

The administration of the estate of MARTHA E. KIRWAN, deceased, whose date of death was September 19, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 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 FEBRUARY 14, 2025.

Personal Representative:
ROBERT M. KIRWAN
869 NW KARKAINEN LN
POULSBO, WA 98370

Attorney for
Personal Representative:
STEPHEN K. BOONE, ESQ.
Florida Bar Number: 0371068
BOONE BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
February 14, 21, 2025 25-00325S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY FLORIDA
PROBATE DIVISION
File No. 2025 CP 000341 NC
Division: Probate
IN RE: ESTATE OF
EDWARD ("TED") ARTHUR
TURNER
Deceased.

The administration of the Estate of Edward ("Ted") Arthur Turner, deceased, whose date of death was June 3, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, 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. 732.221, 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 February 14, 2025.

Personal Representative:
Lawrence B. Steinberg
200 East Palmetto Park Road,
Suite 103
Boca Raton, Florida 33432

Attorney for Personal Representative:
/s/Steven Z. Garellek
STEVEN Z. GARELLEK, ESQ.
Florida Bar Number: 0962480
Steinberg | Garellek
200 East Palmetto Park Road, Suite 103
Boca Raton, FL 33432
Telephone: (561) 910-7860
Fax: (561) 391-3326
E-Mail: szg@steingarl.com
February 14, 21, 2025 25-00315S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 430 NC
Division Probate
IN RE: ESTATE OF
BRADLEY GENE EVANS Deceased.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 February 14, 2025.

Personal Representative:
Vanessa Evans (Jan 23, 2025 12:22 PST) Vanessa Bradley Evans
216 Sedran Place
Las Vegas, Nevada 89145

Attorney for Personal Representative:
Daniel Hooper Smith, Esq., Attorney
Florida Bar Number: 1006829
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, FL 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: daniel@wiesnerlaw.com
Secondary E-Mail:
sherri@wiesnerlaw.com
Tertiary E-Mail:
rachel@wiesnerlaw.com
February 14, 21, 2025 25-00316S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 006219 NC
IN RE: ESTATE OF
CLINT E. JOHNSON
Deceased.

The administration of the estate of CLINT E. JOHNSON, deceased, whose date of death was December 3, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 14, 2025.

Personal Representative:
Teresa D. Jones
1900 Ringling Blvd
Sarasota, Florida 34236
SYPRETT MESHAD, P.A.

Nancy E. Cason, Esq.
Attorneys for Personal Representative
1900 RINGLING BLVD.
SARASOTA, FL 34236
Telephone: (941) 365-7171
Florida Bar No. 574244
Email Addresses:
neason@smrl.com
February 14, 21, 2025 25-00319S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 611 NC
IN RE: ESTATE OF
WILLIAM F. LULIE, JR.
Deceased.

The administration of the estate of WILLIAM F. LULIE, JR, deceased, whose date of death was January 21, 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 February 14, 2025.

Personal Representative:
Lynne J. Kaplan
P.O. Address: 3920 Waypoint Ave.,
Osprey, FL 34229
Robert P. Scheb, Esq.
Bowman, George, Scheb,
Kimbrough, Koach & Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 398519
rscheb@bowmangeorge.com
Attorneys for Personal Representative
February 14, 21, 2025 25-00317S

FIRST INSERTION

**NOTICE TO CREDITORS -
ANCILLARY ADMINISTRATION**
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA,
PROBATE DIVISION
Case No.: 2024 CP 004138 NC
IN RE: ESTATE OF
EVELYN STEFAN JACOB,
DECEASED.

The ancillary administration of the estate of EVELYN STEFAN JACOB, deceased, whose date of death was January 30, 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 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 14, 2025.

Personal Representative:
Beth DeStefano
300 Millers Lane
Somerset, MA 02726
Attorney for Personal Representative
Jason C. Henbest, Esquire
Florida Bar No. 14358
Henbest Law Group
848 West Bay Ave., Ste. E
PO Box 773
Barnegat, New Jersey 08005
February 14, 21, 2025 25-00300S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0132-NC
Division Probate
IN RE: ESTATE OF
ANTHONY ROCCO
Deceased.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 February 14, 2025.

Personal Representative:
LEIGH HOHMAN
420 West Street
Hebron, Connecticut 06248
Attorney for Personal Representative:
Melissa R. Casanueva, Esq., Attorney
Florida Bar Number: 0105788
Butler Elder Law, P.A., a member of
Ferrari, Butler & Moneymaker, PLLC
2025 Lakewood Ranch Blvd, Ste. 201
Lakewood Ranch, FL 34211
Telephone and Fax: (941) 254-6611
E-Mail: melissa@butlereelderlaw.com
February 14, 21, 2025 25-00305S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA,
PROBATE DIVISION
File No. 2025 CP 000322 SC
IN RE: Estate of
RICHARD JOHN RENEHAN
Deceased.

The administration of the estate of RICHARD JOHN RENEHAN, 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 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 February 14, 2025.

Personal Representative:
Tammie Ann Renehan
550 Silk Oak Dr
Venice, Florida 34293
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
February 14, 21, 2025 25-00285S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000534NC
IN RE: ESTATE OF
ALICE MARIE LAVITT,
Deceased.

The administration of the estate of Alice Marie Lavitt, deceased, whose date of death was January 18, 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, 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 February 14, 2025.

Michael Owen Lavitt
P.O. Address:
526 South Riverside Drive
Neptune, NJ 07753
David G. Bowman, Jr., Esq.,
Bowman, George, Scheb,
Kimbrough, Koach & 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 14, 21, 2025 25-00292S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 0298 SC
Division Probate
IN RE: ESTATE OF
ROBERT D. BANZ
Deceased.

The administration of the estate of ROBERT D. BANZ, 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, 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. 732.221, 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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:
VICKIL MUELLER
114 Rising Ridge Road
Ridgefield, Connecticut 06877

Attorney for Personal Representative:
DOROTHY L. KORSZEN, ESQUIRE
Florida Bar Number: 765317
Farr Law Firm P.A.
901 Ridgewood Avenue
Venice, FL 34285
Telephone: (941) 484-3000
Fax: (941) 485-5173
E-Mail: dkorszen@farr.com
Secondary E-Mail:
jjainchaud@farr.com
February 14, 21, 2025 25-00309S

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-5914-NC
IN RE: ESTATE OF
DORIS P. KLINGELSMITH,
Deceased.

The administration of the estate of Doris P. Klingelsmith, 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 Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:
Sharon L. Klingelsmith
5781 Inkberry Circle
Sarasota, FL 34238

Attorney for Personal Representative:
DAVE M. EVANS, JR., Esquire
Attorney for Petitioner
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattleman Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
ljohnston@leeandevans.com
February 14, 21, 2025 25-00322S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 154 NC
Division: Probate
IN RE: ESTATE OF
PHILIP L. BALBONI AKA
PHILIP LOUIS BALBONI,
Deceased.

The administration of the estate of Philip L. Balboni aka Philip Louis Balboni, deceased, whose date of death was August 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 February 14, 2025.

Personal Representative:

Louise Noyes-Balboni

c/o Ledbetter Law Group

229 Pensacola Rd.

Venice, FL 34285

Attorney for Personal Representative:

Ledbetter Law Group

Steven W. Ledbetter, Esq.,

FL Bar No. 41345

Email: steve@LedbetterLawFL.com

Callie W. Cowan, Esq.,

FL Bar No. 57893

Email: callie@LedbetterLawFL.com

Jada W. Terreros, Esq.

FL Bar No. 1032584

Email: jada@LedbetterLawFL.com

229 Pensacola Road

Venice, Florida 34285

Tel: (941) 256-3965

Fax: (941) 866-7514

2nd Email:

probate@LedbetterLawFL.com

2nd Email:

probate@LedbetterLawFL.com

February 14, 21, 2025 25-00302S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 371 NC
Division: Probate
IN RE: ESTATE OF
RICHARD C. RAILSBACK,
Deceased.

The administration of the estate of Richard C. Railsback, deceased, whose date of death was December 13, 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. 732.221, Florida Statutes.

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 14, 2025.

Personal Representative:

Steven W. Ledbetter

229 Pensacola Road

Venice, Florida 34285

Attorney for Personal Representative:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.,

FL Bar No. 41345

Email: steve@LedbetterLawFL.com

Callie W. Cowan, Esq.,

FL Bar No. 57893

Email: callie@LedbetterLawFL.com

Jada W. Terreros, Esq.,

FL Bar No. 1032584

Email: jada@LedbetterLawFL.com

229 Pensacola Road

Venice, Florida 34285

Tel: (941) 256-3965

Fax: (941) 866-7514

2nd Email:

probate@LedbetterLawFL.com

February 14, 21, 2025 25-00301S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 0356 NC
IN RE: ESTATE OF
MARIAN RASER
a/k/a MARIAN RASER
Deceased.

The administration of the Estate of Marian Raser a/k/a Marion Raser, deceased, whose date of death was October 18, 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 Co-Personal Representatives and the Co-Personal Representatives' attorneys 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 Co-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, 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: Friday, February 14, 2025.

Co-Personal Representatives:

Barton D. Raser

93 Gravesleigh Terrace

Pittsfield, MA 01201

Ronald Rice, CPA

70 Wells Avenue, Suite 102

Newton, MA 02459

Attorneys for

Co-Personal Representatives:

DUNLAP & MORAN, P.A.

Post Office Box 3948

Sarasota, Florida 34230-3948

Telephone: (941) 366-0115

Fax: (941) 365-4660

By: Daniel J. Jackson, Esq.

Florida Bar No: 1015499

Johnson S. Savary, Jr., Esq.

Florida Bar No. 0162220

Primary E-Mail:

djackson@dunlapmoran.com

Primary E-Mail:

jsavary@dunlapmoran.com

Secondary E-Mail:

eserve@dunlapmoran.com

February 14, 21, 2025 25-00293S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000629-NC
Division: PROBATE
IN RE: ESTATE OF
ROBERT G. MEWES
Deceased.

The administration of the estate of Robert G. Mewes, 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 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 02/14/2025.

Personal Representative:

Lance Stonecypher

5827 Driftwood Pl

Sarasota, Florida 34231

Attorney for Personal Representative:

Teresa K. Bowman, Esq.

Attorney for the Petitioner

Florida Bar Number: 0021453

3277 Fruitville Rd., Suite D-2

SARASOTA, FL 34237

Telephone: (941) 735-5200

Fax: (941) 234-0604

E-Mail: tkbowman@tkbowmanpa.com

Secondary E-Mail:

liz@tkbowmanpa.com

February 14, 21, 2025 25-00291S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
File No. 2024 CP 005812 NC
PROBATE DIVISION
IN RE: ESTATE OF
JEANNE AIMMEE DE WINTER
Deceased.

The administration of the estate of Jeanne Aimmee de Winter, deceased, whose date of death was October 1, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 02/14/2025.

Personal Representative:

Laurent M. de Winter

Unit 9510 Box 294

DPO AE, 09614

Attorney for Personal Representative:

Andrew Ponnock

Attorney

Florida Bar Number: 195420

10100 West Sample Road, 3rd Fl

Coral Springs, FL 33065

Telephone: (954) 340-4051

Fax: (954) 340-3411

E-Mail: andy@ponnocklaw.com

Secondary E-Mail:

eservice@ponnocklaw.com

February 14, 21, 2025 25-00286S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 006245 SC
Division: South County
IN RE: ESTATE OF
MARY BARBARA W. BURGESS
Deceased.

The administration of the estate of Mary Barbara W. Burgess, deceased, whose date of death was November 12, 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 February 14, 2025.

Personal Representative:

Brandi R. Evans

848 Normandy Trace Road

Tampa, FL 33602

Attorney for Personal Representative:

Andrew J. Britton, Esq.

Florida Bar Number: 213500

871 Venetia Bay Blvd., Suite 111

Venice, Florida 34285

Telephone: (941) 408-8008

Fax: (941) 408-0722

E-Mail: legal@andrewbrittonlaw.com

February 14, 21, 2025 25-00298S

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000436 SC
IN RE: ESTATE OF
ELDONA M. POFF
Deceased.

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

You are hereby notified that a Petition for Summary Administration has been filed in the estate of ELDONA M. POFF, deceased, File Number 2025 CP 000436 SC, in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293; that the decedent's date of death was December 15, 2024; that the total value of the estate is \$N/A-EXEMPT HOMESTEAD and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JEFFREY DAVID SCHIRM
5909 Shelby Lane
Franklin, TN 37064

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 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 February 14, 2025.

Personal Representative:

JEFFREY DAVID SCHIRM

5909 Shelby Lane

Franklin, Tennessee 37064

Attorney for Personal Representative

DAVID R. CORNISH

Attorney

Florida Bar Number:

355 W. Venice Ave.

VENICE, FL 34285

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E-Mail: davidr.cornish@verizon.net

Secondary E-Mail: none

February 14, 21, 2025 25-00299S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
Case #: 2024 CA 003098 NC
DIVISION: A

Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Bailey B. Rogalski as Petitioner of
the Estate of Sam B. Blanton, Jr.
a/k/a Sam Bradley Blanton, Jr. a/k/a
Sam Blanton, Jr. a/k/a Sam Bradley
Blanton a/k/a Samuel Blanton,
Jr.; Sam Bradley Blanton, III a/k/a
Sam B. Blanton, III a/k/a Sam B.
Blanton a/k/a Samuel B. Blanton;
Sunnie Brooke Blanton a/k/a
Sunnie B. Blanton f/k/a Sunnie B.
Rogalski; Unknown Spouse of Sam
Bradley Blanton, III a/k/a Sam B.
Blanton, III a/k/a Sam B. Blanton
a/k/a Samuel B. Blanton; Unknown
Spouse of Sunnie Brooke Blanton
a/k/a Sunnie B. Blanton f/k/a Sunnie
B. Rogalski; Clerk of Circuit Court
of Sarasota County, Florida; USAA
Insurance as subrogee of Thomas
J. Freedman; State of Florida; Kil
Yo Smith; Doudney Sheet Metal;
Sarasota County, Florida; Unknown
Parties in Possession #1, if living,
and all Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to order rescheduling foreclosure sale or
Final Judgment, entered in Civil Case
No. 2024 CA 003098 NC of the Circuit
Court of the 12th Judicial Circuit in and
for Sarasota County, Florida, wherein
Wells Fargo Bank, N.A., Plaintiff and
Bailey B. Rogalski as Petitioner of the

Estate of Sam B. Blanton, Jr. a/k/a Sam
Bradley Blanton, Jr. a/k/a Sam Blanton,
Jr. a/k/a Sam Bradley Blanton a/k/a
Samuel Blanton, Jr. are defendant(s), I,
Clerk of Court, Karen E. Rushing, will
sell to the highest and best bidder for
cash VIA THE INTERNET AT WWW.
SARASOTA.REALFORECLOSE.COM
, AT 9:00 A.M. on May 12, 2025, the
following described property as set
forth in said Final Judgment, to-wit:
LOTS 98 THRU 101, CREST-
LINE, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 2,
PAGE 71, OF THE PUBLIC RE-
CORDS OF SARASOTA COUN-
TY, 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 NO LATER THAN THE
DATE THAT THE CLERK REPORTS
THE FUNDS AS UNCLAIMED.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
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 immedi-
ately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.

Submitted By: ATTORNEY FOR
PLAINTIFF:

LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
23-330569 FCO1 WEQ
February 14, 21, 2025 25-00324S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
Case #: 2024 CA 003195 NC
DIVISION: A

Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors,
and Trustees of Lois L. Garner
a/k/a Lois Marie Garner f/k/a
Lois Marie Simpson f/k/a Lois L.
Simpson f/k/a Lois Marie Lesieur
f/k/a Lois M. Lesieur, Deceased,
and All Other Person Claiming By
and Through, Under, Against The
Named Defendant(s); George Joseph
Simpson a/k/a George J. Simpson;
Jeanette Marie Grose a/k/a Jeanette
M. Grose; James William Simpson
a/k/a James W. Simpson; Michael
J. Simpson; Unknown Spouse of
George Joseph Simpson a/k/a
George J. Simpson; Unknown
Spouse of Jeanette Marie Grose
a/k/a Jeanette M. Grose; Unknown
Spouse of James William Simpson
a/k/a James W. Simpson; Unknown
Spouse of Michael J. Simpson; Deer
Hollow Homeowners Association,
Inc.; Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s); Unknown Parties
in Possession #2, if living, and
all Unknown Parties claiming by,
through, under and against the
above named Defendant(s)
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to order rescheduling foreclosure sale or
Final Judgment, entered in Civil Case
No. 2024 CA 003195 NC of the Circuit
Court of the 12th Judicial Circuit in and
for Sarasota County, Florida, wherein
Wells Fargo Bank, N.A., Plaintiff and
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and

Trustees of Lois L. Garner a/k/a Lois
Marie Garner f/k/a Lois Marie Simpson
f/k/a Lois L. Simpson f/k/a Lois Marie
Lesieur f/k/a Lois M. Lesieur, Deceased,
and All Other Person Claiming By and
Through, Under, Against The Named
Defendant(s) are defendant(s), I, Clerk
of Court, Karen E. Rushing, will sell
to the highest and best bidder for cash
VIA THE INTERNET AT WWW.
SARASOTA.REALFORECLOSE.COM
, AT 9:00 A.M. on March 10, 2025,
the following described property as set
forth in said Final Judgment, to-wit:
LOT 99, DEER HOLLOW UNIT
1B, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK
30, PAGES 19 AND 19B, OF
THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLOR-
IDA.

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

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
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 sched-
uled court appearance, or immedi-
ately upon receiving this notification if
the time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.

Submitted By: ATTORNEY FOR
PLAINTIFF:

LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-331209 FCO1 WEQ
February 14, 21, 2025 25-00312S

FIRST INSERTION

**AMENDED NOTICE OF ACTION
FOR PUBLICATION**
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR SARASOTA COUNTY,
FLORIDA
Case No.: 2025 DR 000422 NC
Division: 1

**IN RE: THE MATTER OF THE
TERMINATION OF
PARENTAL RIGHTS
FOR THE PROPOSED
ADOPTION OF:
CHARLEY RENEE ELLIS,
Adoptee,**
TO: Michael Daniel McPadden
DOB: 02/24/1980
Age: 44 Race: White
Hair Color: unknown
Eye Color: unknown
Height: Weight:
Date of Birth of minor children: June 8,
2010
Place of Birth of minor child: Sarasota
County, Florida

YOU ARE NOTIFIED that an action
for PETITION FOR STEP PARENT
ADOPTION AND TERMINATION

OF PARENTAL RIGHTS has been filed
against you. You are required to serve a
copy of your written defenses, if any, to
this action on Tinley M. Rudd, Esquire,
Petitioner's attorney, whose address is
2127 Ringling Blvd., Suite 103, Sara-
sota, FL 34237, on or before March 17,
2025, and file the original with the clerk
of this court at Sarasota County Court-
house, 2000 Main Street, Sarasota,
Florida 34237, either before service on
Petitioner's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief dem-
anded in the petition.

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

DATED this 5 day of February, 2025.

KAREN E. RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
(SEAL) By: Glen Kopinsky
Deputy Clerk
Feb. 14, 21, 28; Mar. 7, 2025
25-00288S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
Case #: 2024 CA 002981 NC
DIVISION: C

Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Mary S. Matosky; Unknown Spouse
of Mary S. Matosky; Unknown
Parties in Possession #1, if living,
and all Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to order rescheduling foreclosure sale or
Final Judgment, entered in Civil Case
No. 2024 CA 002981 NC of the Circuit
Court of the 12th Judicial Circuit in and
for Sarasota County, Florida, wherein
Wells Fargo Bank, N.A., Plaintiff and
Mary S. Matosky are defendant(s), I,
Clerk of Court, Karen E. Rushing, will
sell to the highest and best bidder for
cash VIA THE INTERNET AT WWW.
SARASOTA.REALFORECLOSE.COM
, AT 9:00 A.M. on May 13, 2025, the
following described property as set
forth in said Final Judgment, to-wit:
LOT 19 AND THE EASTERLY
25 FEET OF LOT 20, BLOCK
7, REVISED PLAT OF BLOCK

"B", BELLEVUE TERRACE,
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 2, PAGE 55, OF
THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLOR-
IDA.

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

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
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 immedi-
ately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.

Submitted By: ATTORNEY FOR
PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-331273 FCO1 WEQ
February 14, 21, 2025 25-00323S

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.: 2022 CA 004083
**CROSSCOUNTRY MORTGAGE,
LLC,**
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE,
GRANTEES,; UNKNOWN TENANT
#1 N/K/A VICKI SHELLEY;
UNKNOWN TENANT #2 N/K/A
JARED SHELLEY; LEON
DUANE CALE; 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. 2022 CA
004083, of the Circuit Court of the
TWELFTH Judicial Circuit in and
for Sarasota County, Florida, wherein,
CROSSCOUNTRY MORTGAGE,
LLC is the Plaintiff, and UNKNOWN
HEIRS, BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,;
UNKNOWN TENANT #1 N/K/A
VICKI SHELLEY; UNKNOWN
TENANT #2 N/K/A JARED SHELLEY;
LEON DUANE CALE; 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 Judg-
ment, to wit:

BEGIN AT AN IRON STAKE
24 FEET EAST OF THE NW
CORNER OF LOT 7, BLOCK 2,
SARASOTA-VENICE FARMS,
IN SECTION 9, TOWNSHIP 37
SOUTH, RANGE 18 EAST, AS
RECORDED IN PLAT BOOK
2, PAGE 8, PUBLIC RECORDS
OF MANATEE COUNTY,
FLORIDA AND PLAT BOOK A,
PAGE 68, OF THE PUBLIC RE-
CORDS OF SARASOTA COUN-
TY, FLORIDA;
THENCE SOUTH ALONG
EAST BOUNDARY LINE OF
SWIFT ROAD, 275 FEET;
THENCE EAST 425 FEET
ALONG NORTH BOUND-
ARY LINE OF 30 FOOT ROAD
TO POINT OF BEGINNING;
THENCE NORTH 130 FEET;
THENCE EAST 75 FEET
THENCE SOUTH 130 FEET;
THENCE WEST 75 FEET TO
THE POINT OF BEGINNING.

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

If you are a person with a disability
who needs any accommodation in 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 sched-
uled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.

Dated this 7th 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
1100-686B
February 14, 21, 2025 25-00306S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO. 2024 CA 6190 NC
IN RE: EARL BEAVERS
REVOCABLE TRUST

TO: JAN BEAVERS MYROW, if living
and if no longer living, to her descen-
dants surviving her and all parties hav-
ing or claiming interests by, through,
under of against JAN BEAVERS MY-
ROW.

YOU ARE HEREBY NOTIFIED that
a lawsuit to reform the Earl Beavers Re-
vocable Trust has been filed against you
in the above-referenced court, and you
are required to serve a copy of your writ-
ten defenses, if any, on Scott H. Carter,
Dunlap & Moran, P.A., the Plaintiff's at-
torney, whose address is P.O. Box 3948,
Sarasota, Florida 34230-3948, within
60 days after the first publication of this
Notice, and file the original with the
Clerk of this Court, either before service
on the Plaintiff's attorney or immedi-
ately thereafter; otherwise a default will
be entered against you for the relief de-
manded in the Complaint.

This Notice shall be published once a
week for four (4) consecutive weeks in
the Sarasota County Business Observer.

If you are a person with a disabil-
ity who needs any accommoda-
tion in order to participate in this
proceeding, you are entitled, at no
cost to you, to the provision of cer-
tain 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 appear-
ance, or immediately upon receiving
this notification if the time before
the scheduled appearance is less than
seven (7) days; if you are hearing or
voice impaired, call 711.

Dated on February 4, 2025.

KAREN E. RUSHING
Clerk of the Circuit Court
(SEAL) By: G Kopinsky
Deputy Clerk

Scott H. Carter
Dunlap & Moran, P.A.
Plaintiff's attorney
P.O. Box 3948
Sarasota, Florida, 34230-3948
Feb. 14, 21, 28; Mar. 7, 2025
25-00283S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN
AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO. 2023 CA 003827 NC
PENNYMAC LOAN SERVICES,
LLC;

Plaintiff, vs.
EUGENE T. GOFF, SHIRLEY
GOFF, ET AL;

NOTICE IS GIVEN that, in accordance
with the Uniform Final Judgment of
Foreclosure dated January 9, 2025,
in the above-styled cause, I will sell
to the highest and best bidder for
cash beginning at 09:00 AM at www.
sarasota.realforeclose.com , on March
11, 2025, the following described prop-
erty:

Lot 16, Block 835, 19th Addition
to Port Charlotte Subdivision,
a Subdivision according to the
Plat thereof, as recorded in Plat
Book 14, Pages 7, 7A thru 7P, of
the Public Records of Sarasota
County, Florida.
Property Address: 3034
BROCKTON ST, NORTH PORT
, FL 34286
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 immedi-
ately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.

Andrew Arias,
FBN: 89501
Attorneys for Plaintiff
Marinosis Law Group, PC.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-07544
February 14, 21, 2025 25-00282S

FIRST INSERTION

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

Case No. 2024 CC 007034 NC
**HIDDEN LAKE VILLAGE OF
SARASOTA, INC., a Florida
not-for-profit corporation,**
Plaintiff, vs.

NANCY WAYLETT a/k/a NANCY
WAYLETT BERRA,
IF LIVING, AND IF DECEASED,
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, CREDITORS,
LIENORS, TRUSTEES, OR
OTHERS CLAIMING BY,
THROUGH OR UNDER NANCY
WAYLETT, DECEASED; TOM
WAYLETT a/k/a THOMAS C.
WAYLETT; ROBERT JOSEPH
BERRA; TENANT OR OCCUPANT
#1, AS UNKNOWN TENANT OR
OCCUPANT IN POSSESSION; and
TENANT OR OCCUPANT #2,
AS UNKNOWN TENANT OR
OCCUPANT IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to the Final Summary Judgment of
Foreclosure entered in the above styled
Case Number 2024 CC 007034 NC, in
the County Court of Sarasota, Florida,
that the Clerk of Court for Sarasota
County will sell the following real
property, in Sarasota County, Florida,
described as:

Unit 2611A, HIDDEN LAKE
VILLAGE, a Condominium ac-
cording to the Declaration there-
of as recorded in Official Records
Book 1368, Page 1482 through
1546, and amendments thereto,
and as per plat thereof, recorded
in Condominium Book 14, Pages
16 through 16H, and amend-
ments thereto, Public Records of
Sarasota County, Florida.

With an address of 2611 Pine Lake Terrace
#A, Sarasota, FL 34237, at public sale,
to the highest and best bidder for cash
via Internet at: www.sarasota.realforeclose.
com on March 27, 2025 at 9:00 am. 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. Final payment must be made on or
before 5:00 p.m. of the day of the sale by
cash or cashier's check.

IF THIS PROPERTY IS SOLD AT
PUBLIC AUCTION, THERE MAY BE
ADDITIONAL MONEY FROM THE
SALE AFTER PAYMENT OF PER-

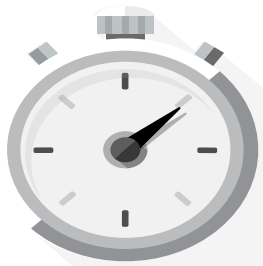
SONS WHO ARE ENTITLED TO BE
PAID FROM THE SALE PROCEEDS
PURSUANT TO THIS FINAL JUDG-
MENT.

IF YOU ARE THE PROPERTY
OWNER, YOU MAY CLAIM THESE
FUNDS YOURSELF. YOU ARE NOT
REQUIRED TO HAVE A LAWYER
OR ANY OTHER REPRESENTA-
TION AND YOU DO NOT HAVE TO
ASSIGN YOUR RIGHTS TO ANY-
ONE ELSE IN ORDER FOR YOU TO
CLAIM ANY MONEY TO WHICH
YOU ARE ENTITLED. PLEASE
CHECK WITH THE CLERK OF THE
COURT OF SARASOTA COUNTY,
WITHIN TEN (10) DAYS AFTER THE
SALE TO SEE IF THERE IS ADDI-
TIONAL MONEY FROM THE FORE-
CLOSURE SALE THAT THE CLERK
HAS IN THE REGISTRY OF THE
COURT.

IF YOU ARE A SUBORDINATE
LIENHOLDER CLAIMING A RIGHT
TO FUNDS REMAINING AFTER
THE SALE, IF ANY, YOU MUST FILE
A CLAIM WITH THE CLERK NO
LATER THAN THE DATE THAT THE
CLERK REPORTS THE FUNDS AS
UNCLAIMED. IF YOU FAIL TO FILE
A TIMELY CLAIM, YOU WILL NOT
BE ENTITLED TO ANY REMAINING
FUNDS.

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

/s/ Michelle A. Rowe
MICHELLE A. ROWE, ESQUIRE
Florida Bar No. 036605
JOHN PAUL JABRO, ESQUIRE
Florida Bar No. 1049661
The Law Offices of
Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237-6063
Ph: (941) 955-5622 /
Fax: (941) 951-1469
Attorney for Plaintiff
Designated E-Mail Addresses:
Primary: mrowe@lobeckrowe.com
Secondary: jjabro@lobeckrowe.com
Tertiary: dnolf@lobeckrowe.com
February 14, 21, 2025 25-00313S



**SAVE
TIME**

E-mail your Legal Notice
legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE #: 2024 CA 003396 NC
FIRST NATIONAL ACCEPTANCE COMPANY, Plaintiff vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT, Deceased; ET. AL.; Defendants,
TO: PETER A. TOUSIGNANT A/K/A PETER TOUSIGNANT, AS AN HEIR OF THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT, DECEASED
Last Known Address: 18 Brook Rd., Enfield, CT 06082
Current Address: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage and replevin of a mobile home on the following property in Sarasota County, Florida:
LOT 39, TRI PAR ESTATES, FIRST UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH A 1960 STRN MOBILE HOME ID # 60568677, WHICH IS PERMANENTLY ATTACHED AND AFFIXED TO THE REAL PROPERTY.
PARCEL ID NUMBER: 0025-

06-0087
COMMONLY KNOWN AS: 5162 BOCA RATON AVENUE, SARASOTA, FL 34234
has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Jason M. Tarokh, Esq., Plaintiff's attorney, whose address is PO Box 10827, Tampa, FL 33679, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Amended Complaint or amended petition.
This notice shall be published once a week for two consecutive weeks.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this court on this 5 day of February, 2025.
KAREN E. RUSHING
Clerk of the Circuit Court
(SEAL) By: G. Kopinsky
Deputy Clerk
Tarokh Law, PLLC
PO Box 10827
Tampa, FL 33679
February 14, 21, 2025 25-002875

FIRST INSERTION

NOTICE OF RESCHEDULED FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2024 CA 004265 NC
WILKINSON WOODS CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, v. DIANE Q. HICKS; and UNKNOWN OCCUPANT(S), as unknown occupant(s) in possession, Defendants.
Notice is hereby given pursuant to the Order to Reschedule Foreclosure Sale entered by this Court on February 10, 2025 in the above-styled Case Number 2024 CA 004265 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 58, WILKINSON WOODS, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1369, Page 835-895, and amendments thereto, and as per plat thereof, recorded in Condominium book 14, Page 19, 19A & 19B, and amendments thereto of the Public Records of Sarasota

County, Florida.
Property address of: 3407 Wilkinson Woods Drive, #58, Sarasota, FL 34231 at public sale, to the highest and best bidder for cash, at www.sarasota.realforeclose.com, at 9:00 A.M. on MARCH 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.
By: Jack B. Jonas, Esquire
February 14, 21, 2025 25-003105

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 004172
FEDERAL HOME LOAN MOARTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, vs. NADINE GLOCKSON; et al., Defendant(s).
TO: Nadine Glockson
Last Known Residence: 2913 Ridley Ln North Port, FL 34286
TO: Unknown Spouse of Nadine Glockson
Last Known Residence: 2913 Ridley Ln North Port, FL 34286
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in SARASOTA County, Florida:
LOT 4 AND 5, BLOCK 332, OF 5TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, 33-A THROUGH 33-R, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before March 17, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated on February 7, 2025.
KAREN E RUSHING, CLERK
As Clerk of the Court
(SEAL) By: G. Kopinsky
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1012-4037B
Ref# 10553
February 14, 21, 2025 25-003035

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION: C
CASE NO.: 2023-CA-005755 NC
UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. SHARKER MOHAMMAD ABU KHALED A/K/A SHARKER KHALED; NADIA MERISSA CORNELIUS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on the 30th day of May 2024, in Case No. 2023-CA-005755 NC, of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and SHARKER MOHAMMAD ABU KHALED A/K/A SHARKER KHALED; NADIA MERISSA CORNELIUS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Karen Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at, 9:00 AM on the 28th day of March 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 15, BLOCK 1460, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN

PLAT BOOK 15, PAGE(S) 14 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property Address: 5336 Ponce De Leon Blvd, North Port, FL 34291
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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 6th day of February 2025
By: /s/Michael V. Supple, Esq.
Michael V. Supple, Esq.
Bar Number: 92080
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
23-05620
February 14, 21, 2025 25-002975

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2017 CA 003828 NC
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ADAM BROWN, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Consent Final Judgment of Foreclosure In Rem entered on the 29th day of January 2025, in Case No. 2017 CA 003828 NC, of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff ANY AND ALL UNKNOWN PARTIES CLAIMING BY THROUGH UNDER OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES HEIRS DEVISEES OR CLAIMANTS; ADAM BROWN; HANA R. BROWN; and the CITY OF SARASOTA, are the Defendants. Karen Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at, 9:00 AM on the 11th day of March 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 26, BLOCK 2525, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 21, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
4749 OAKLEY RD NORTH PORT, FL 34288
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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 6th day of February 2025.
By: /s/Michael V. Supple, Esq.
Michael V. Supple, Esq.
Bar Number: 92080
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
18-02621
February 14, 21, 2025 25-002965

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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



SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.com.
E364 - Magalhaes, Leeticia; 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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.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 25-002525

-- ACTIONS / SALES --

SECOND 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 Judgement 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.realeforeclose.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:
legaljimjdg@comcast.net
Secondary Email:
legaljimws2@comcast.net
Attorneys for Plaintiff
By: /s/ James D. Gibson
James D. Gibson
Fla. Bar No. 0709069
February 7, 14, 2025 25-00264S

SECOND 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 I, PLAINTIFF, VS. GLOBAL CAPITAL GROWTH, LLC, ET AL.

DEFENDANT(S).
To: HAMZA KURAIISHI
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
DeerfieldBeach, FL 33441
Our Case #: 24-000309/2024 CA
005932 NC/SHELLPOINT
February 7, 14, 2025 25-00241S

THIRD 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,

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

SECOND 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.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 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

SECOND 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, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF DOROTHEA PRIVITERA A/K/A DOROTHEA A. 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
DeerfieldBeach, FL 33441
Our Case #: 24-001486/2024 CA
005600 NC/PHH
February 7, 14, 2025 25-00242S

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

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
aelias@gtslawfirm.com
Ph: 941-625-6666
February 7, 14, 2025 25-00240S

SECOND 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

HOW TO PUBLISH YOUR

LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.comBusiness
Observer
LV10249

--- ESTATE ---

SECOND 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-MANN
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 25-002475

SECOND 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.

Personal Representative:
Charles Kirkeby
c/o PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Attorney for Personal Representative:
Joshua C. Payne, Esq.
Florida Bar Number: 1059385
PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: jpayne@lawnav.com
February 7, 14, 2025 25-002375

SECOND 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 3 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 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 25-002625

SECOND 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 & Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 801933
Email Addresses:
d Bowman@bowmangeorge.com
Attorneys for Personal Representative
February 7, 14, 2025 25-002535

SECOND 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 25-002445

SECOND 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
Deceased.

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 25-002385

SECOND 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 25-002715

SECOND 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 25-002395

SECOND 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 25-002495

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 000264 NC
IN RE: ESTATE OF HARRY H. HARKINS JR.,
Deceased.

The administration of the estate of HARRY H. HARKINS JR., deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Circuit Court, Probate Division P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal 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:
CALDWELL TRUST COMPANY
27 S. Orange Avenue
Sarasota, FL 34236
Attorney for Personal Representative:
FLETCHER H. RUSH
Florida Bar No. 0100586
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-552-2563
Designation of
Email Addresses for service:
Primary: frush@williamsparke.com
Secondary:
ltraveler@williamsparke.com
February 7, 14, 2025 25-002465

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 0092 NC
IN RE: ESTATE OF HARVEY M. SHAPIRO,
Deceased.

The administration of the estate of HARVEY M. SHAPIRO, 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 Sarasota Circuit Court, Probate Division P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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 Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 Representatives:
SHARI M. HARRIS
433 Chinkapin Road
Troy, NC 27371
ROBERT HARRIS
433 Chinkapin Road
Troy, NC 27371
THE NORTHERN TRUST COMPANY
1515 Ringling Blvd.
Sarasota, FL 34236
Attorney for Personal Representatives:
ELIZABETH C. MARSHALL
Florida Bar No. 0440884
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of
Email Addresses for service:
Primary:
emarshall@williamsparke.com
Secondary:
ltraveler@williamsparke.com
February 7, 14, 2025 25-002455

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.

--- ESTATE ---

SECOND 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-Mail:
mmorris@edelmanpa.com;
wooper@edelmanpa.com
February 7, 14, 2025 25-00248S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP005666SC
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

SECOND 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

SECOND 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

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 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 & Ginsburg, 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

SECOND 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

SECOND 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
FERGESSON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergessonskipper.com
services@fergessonskipper.com
February 7, 14, 2025 25-00260S

SECOND 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

SECOND 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

SECOND 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.storage-treasures.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 #00339; 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



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.

--- SALES ---

SECOND 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

SECOND 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

SECOND 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.
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1491-191852 / SR4
February 7, 14, 2025 25-00263S

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