Public Notices

Business Observer

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SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Venice Smiles Dental located at 273 S Tamiami Trail in the City of Venice, Sarasota County, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of April, 2025.
MS dental
May 2, 2025 25-00831S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4515 S Tamiami Tr Sarasota Fl 34231 on 05/22/2025 at 10:00 a.m.
Jeewon Song
Household/furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 2, 9, 2025 25-00834S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

{450 North Cattlemen Rd}
Sarasota, Fl. ZIP 34232
Auction Date: 05/22/2025
Time of Sale: 10:00 AM
Tenant: Kelly watts
Description of Property:
house hold items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 2, 9, 2025 25-00816S

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 05/22/2025 at 10:00am
Steven Hoshell
clothes, household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 2, 9, 2025 25-00827S

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: June 6,2025 @ 9:30am
Helen James
Tvs, sectional, two beds, chair. dresser, nightstands
Shannon Majewski
boxes cabinets, old stuff
Shannon Majewski
Dressers, mattress boxes
Shelli Freeland Eddie
House, furniture, and fitness equipment

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 2, 9, 2025 25-00819S

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 The DDIY Handyman located at 827 Placid Lake Drive in the City of Osprey, Sarasota County, FL 34229 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of April, 2025.
Randall Piper
May 2, 2025 25-00832S

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Saichalee Guevara / Daniel Alexander will engage in business under the fictitious name SAICHALEE'S CLEANING, with a physical address 3250 LEONARD REID AVE SARASOTA, FL 34234, with a mailing address 3250 LEONARD REID AVE SARASOTA, FL 34234, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 2, 2025 25-00823S

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
05/22/2025 10:00AM
Joshua Jones
Holiday Decorations
Brandon Berning
Household items
Jeremy Kigar
Garage stuff
Delinxe Augustin
Furniture, house hold items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 2, 9, 2025 25-00817S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5109 Fruitville Rd, Sarasota FL 34232 on 5/22/25 at 10am
Life Co-Mission LLC
Boxes, tools
Matthew Lee
furniture, artwork

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 2, 9, 2025 25-00815S

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, 5/22/25 at 10:00 A.M.
Ethan W Epstein
Household Goods/Furniture
Kristi Wickster
Household Goods/Furniture
Christine Bouchard
Household Goods/Furniture
Samienka Severe
Appliances, Furniture
Ana Sanchez
Household items, mattress

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 2, 9, 2025 25-00844S

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 Sarasota Restoration & Remodeling located at 6538 Tanager St in the City of Sarasota, Sarasota County, FL 34241 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of April, 2025.
Ivan Radosavljevic
May 2, 2025 25-00833S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

2255 N. Washington Blvd. Sarasota, FL. 34234.
May 22nd, 2025 at 10:00AM
Ashley Mugleston
12 bags <clothes>
Sandra Lee
Work van and supplies to put in van
Jet Dental LLC
Work van and supplies to put in van
Sandra Mayo
boxes, dresser

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 2, 9, 2025 25-00813S

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 5/22/2025 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 1161	**Pennie Robinson**	**Bags, Totes**
Unit 2193	**John Dickson**	**Boxes, Furniture, Kayak**
Unit 2200	**Stephen Blackmore**	**Boxes, Totes, Bike Wheels**
Unit 2220	**John Dickson**	**Boxes, Electronics, Furniture**
Unit 3224	**LaToya Taylor**	**Boxes, Furniture**
Unit 3225	**Alexis Dye**	**Boxes, Baby Items, TV**
Unit 4000	**David Blanco**	**Art, Boxes, Furniture**

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions (941) 893-1782.

May 2, 9, 2025 25-00818S

FIRST INSERTION

THREE RIVERS STEWARDSHIP DISTRICT NOTICE OF REGULAR MEETING

Notice is hereby given that Board of Supervisors ("Board") of the Three Rivers Stewardship District ("District") will hold a Regular Meeting on May 14, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 to consider any and all business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
May 2, 2025 25-00856S

FIRST INSERTION

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Lakes of Sarasota Community Development District ("District") will hold a regular meeting on May 14, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or from the District's website at https://lakesofsarasotacdd.com/

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Chesley (Chuck) E Adams, Jr.
District Manager
May 2, 2025 25-00858S

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 Sharkey's Detailing & Tint Sarasota located at 4023 Sawyer Rd UNIT 209 in the City of Sarasota, Sarasota County, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of April, 2025.
Timothy Sharkey
May 2, 2025 25-00812S

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:

5700 Anise Dr Sarasota FL, 34238, on 5/22/25 at 10:00am
DIoner Navarro
Household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 2, 9, 2025 25-00839S

FIRST INSERTION

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Windward at Lakewood Ranch Community Development District ("District") will hold a regular meeting on May 14, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at http://windwardatlakewoodranchcdd.com/

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Chesley (Chuck) E Adams, Jr.
District Manager
May 2, 2025 25-00855S

FIRST INSERTION

LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2 NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Lakes of Sarasota Community Development District 2 ("District") will hold a Regular Meeting on May 14, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
May 2, 2025 25-00857S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002021-SC
Division Probate
IN RE: ESTATE OF
JAMES PATRICK CONNOLLY
Deceased.

The administration of the estate of James Patrick Connolly, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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. The written demand must be filed with the clerk.

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 May 2, 2025.

Personal Representative:
Shannon Levesque
1490 San Cristobal Ave., Unit B4
Punta Gorda, Florida 33983
Attorney for Personal Representative:
Brett H. Sifrit, Esq.
Attorney
Florida Bar Number: 105564
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
akibler@farr.com
and probate@farr.com
May 2, 9, 2025 25-00852S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 000544 SC
Division PROBATE
IN RE: ESTATE OF
THOMAS PETER TAME, SR.
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 THOMAS PETER TAME, SR., deceased, File Number 2025 CP 000544 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293; that the decedent's date of death was November 18, 2024; that the total value of the estate is $25,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Sandra Yahrling-Tame 4717 Brandon Terrace North Port, FL 34286

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. 732.2211, Florida Statutes.

The date of first publication of this Notice is May 2, 2025.

Person Giving Notice:
Sandra Yahrling-Tame
4717 Brandon Terrace
North Port, FL 34286
Attorney for Person Giving Notice
FEDERICO MOJICA, ESQUIRE
Attorney for Sandra Yahrling-Tame
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
May 2, 9, 2025 25-00845S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001759 SC
Division PROBATE
IN RE: ESTATE OF
JEAN C. AUSTIN A/K/A
JEAN CLARE AUSTIN
Deceased.

The administration of the estate of JEAN C. AUSTIN A/K/A JEAN CLARE AUSTIN, deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 May 2, 2025.

Co-Personal Representatives:
Ellen C. McNulty
697 Misty Pine Drive
Venice, FL 34292
Kathleen J. Pietras
175 Scott Hollow Road
Burgettstown, PA 15021
Attorney for
Co-Personal Representatives:
FEDERICO MOJICA, ESQUIRE
Attorney for Co-Personal
Representatives
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
May 2, 9, 2025 25-00851S

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
LV10184

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001772-SC
Division Probate
IN RE: ESTATE OF
CHARLES P. HOOVER,
Deceased.

The administration of the estate of CHARLES P. HOOVER, deceased, whose date of death was March 7, 2025, 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: May 2, 2025.

Signed on this 29 day of April, 2025.

KIMBERLY A. HOOVER
LOVELAND
Personal Representative
P.O. Box 392
Marmora, NJ 08223
W. Lee McGinness
Attorney for Personal Representative
Florida Bar No. 0520550
MacLeod McGinness & Bowman, P.A.
1800 Second Street, Ste. 971
Sarasota, FL 34236
Telephone: (941)954-8788
Email: lee@mandm-law.com
Secondary Email:
jenny@mandm-law.com
May 2, 9, 2025 25-00853S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1790 SC
Division Probate
IN RE: ESTATE OF
DAVID D. WATKINS A/K/A
DAVID DEAN WATKINS
Deceased.

The administration of the estate of David D. Watkins a/k/a David Dean Watkins, deceased, whose date of death was March 11, 2025, 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.

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 May 2, 2025.

Personal Representative:
Rozmarie Watkins-Strauss
8 Saros
Irvine, CA 92603
Attorney for Personal Representative:
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
May 2, 9, 2025 25-00820S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000724-NC
Division Probate
IN RE: ESTATE OF
PATRICIA BELOTE,
Deceased.

The administration of the estate of PATRICIA BELOTE, deceased, whose date of death was September 12, 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: May 2, 2025.

Signed on this 24 day of April, 2025.

LARRY JONES
Personal Representative
2142 Malcolm Avenue
Los Angeles, CA 90025
W. Lee McGinness
Attorney for Personal Representative
Florida Bar No. 0520550
MacLeod McGinness & Bowman, P.A.
1800 Second Street, Ste. 971
Sarasota, FL 34236
Telephone: (941)954-8788
Email: lee@mandm-law.com
Secondary Email:
jenny@mandm-law.com
May 2, 9, 2025 25-00841S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025-CP-000726 NC
IN RE: ESTATE OF
ANTHONY J. LUKSAS a.k.a.
ANTHONY JOHN LUKSAS,
Deceased.

The administration of the estate of ANTHONY J. LUKSAS a.k.a. ANTHONY JOHN LUKSAS, 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 Sarasota County Historic Courthouse, 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 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 the 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 the first publication of this Notice is May 2, 2025.

Personal Representative:
/s/ Peter J. Kuksas
PETER J. LUKSAS
329 Park Avenue North, 2nd Floor
P.O. Box 880
Winter Park, FL 32790
/s/s Jeffrey R. Hudson
Jeffrey R. Hudson
Attorney for Personal Representative
Florida Bar No. 074775
Primary email: jhudson@whww.com
Secondary email: tduke@whww.com
Winderweedle, Haines,
Ward & Woodman, P.A.
329 Park Avenue North, 2nd Floor,
P.O. Box 880,
Winter Park, FL 32790
Telephone: (407) 423-4246
May 2, 9, 2025 25-00821S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1995 NC
Division PROBATE
IN RE: ESTATE OF
DONALD W. ELSASSER, JR.
Deceased.

The administration of the estate of DONALD W. ELSASSER, JR., deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34231. 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 May 2, 2025.

Personal Representative:
STEVEN W. ELSASSER
2922 Woodpine Circle
Sarasota, Florida 34231
Attorney for Personal Representative:
Elizabeth J. Barber, Esq.
Attorney for Personal Representative
Florida Bar Number: 0058183
P.O. Box 52470
Sarasota, FL 34232
Telephone: (941) 879-9980
Fax: (941) 263-8301
E-Mail: liz@ebarberlaw.com
May 2, 9, 2025 25-00850S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-000176 NC
IN RE: ESTATE OF
STEPHEN J. VASCONCELLOS,
Deceased.

The administration of the Estate of Stephen J. Vasconcellos, deceased, whose date of death was December 18, 2023, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St, 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. The written demand must be filed with the clerk.

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 May 2, 2025.

Personal Representative:
David S. Vasconcellos
26 Seymour Terrace
Hackettstown, New Jersey 07840
Attorney for Personal Representative:
Elaine N. McGinnis, Esq.
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
May 2, 9, 2025 25-00835S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA.
PROBATE DIVISION
File No. 2025 CP 001735 SC
IN RE: Estate of Jean E. Ryder
Deceased.

The administration of the estate of Jean E. Ryder, deceased, whose date of death was March 4, 2025, 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 May 2, 2025.

Personal Representative:
Kerri White
11691 W. 5 Mile Rd.
Franksville, WI 53126
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
May 2, 9, 2025 25-00859S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001904 NC
Division Probate
IN RE: ESTATE OF
RONALD P. FORMENTO, SR.
Deceased.

The administration of the estate of Ronald P. Formento, Sr., deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set 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. The written demand must be filed with the clerk.

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 May 2, 2025.

Personal Representative:
Suzanne M. Formento
4990 Gardiners Bay Circle
Sarasota, Florida 34238
Attorney for Personal Representative:
Kate Smith, Attorney
Florida Bar Number: 0196010
3400 S. Tamiami Trail, Suite 101
Sarasota, FL 34239
Telephone: (941) 952-0550
Fax: (941) 952-0551
E-Mail: Kate@KateSmithLawFL.com
Secondary E-Mail:
Tammy@KateSmithLawFL.com
May 2, 9, 2025 25-00828S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001216 NC
IN RE: ESTATE OF
F. BRUCE LARSON, Deceased.

The administration of the estate of F. BRUCE LARSON, deceased, whose date of death was February 2, 2025, 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 representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 May 2, 2025.

Personal Representatives:
JAMIE TANGUAY
103 Lewis Brook Road
Pennington, NJ 08534
ROBERT TANGUAY
103 Lewis Brook Road
Pennington, NJ 08534
Attorney for Personal Representatives:
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@williamsparker.com
Secondary:
emitchell@williamsparker.com
May 2, 9, 2025 25-00829S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 23-CP-000475-NC
IN RE: ESTATE OF
JAMES WALTER YODER,
Deceased.

The administration of the estate of James Walter Yoder, deceased, whose date of death was December 24, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 May 2, 2025.

Joy M. Barrett f/k/a
Joy M. Feavel,
Personal Representative
12863 Epping Way,
Fort Myers, FL 33913
Matthew A. Linde, Esq.
Florida Bar No: 528791
LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 939-7100
Facsimile: (239) 939-7104
malinde@lindegould.com
courtfilings@lindegould.com
Attorney for Personal Representative
May 2, 9, 2025 25-00830S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1832 NC
IN RE: ESTATE OF
NANCY L. COLLINS
Deceased.

The administration of the Estate of NANCY L. COLLINS, Deceased, whose date of death was April 1, 2025, 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: Friday, May 2, 2025.

Personal Representative:
JOHN A. MORAN, ESQ.
Attorneys for Personal Representative:
DUNLAP & MORAN, P.A.
Post Office Box 3948
Sarasota, Florida 34230-3948
Telephone: (941) 366-0115
Fax: (941) 365-4660
By: John A. Moran, Esq.
Florida Bar No: 0718335
Daniel J. Jackson, Esq.
Florida Bar No. 1015499
E-Mail: jmoran@dunlapmoran.com
E-Mail:
djackson@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
May 2, 9, 2025 25-00842S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1542 SC
IN RE: ESTATE OF
JOHN LEON
Deceased.

The administration of the estate of John Leon, deceased, whose date of death was January 27, 2025, 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 otherAll 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 May 2, 2025.

Personal Representative:
William Drane
276 Rotonda Cir
Rotonda West, Florida 33947
Attorney for
Personal Representative:
Albert Stickley III, Esquire
Attorney
Florida Bar Number: 0051605
737 S. Indiana Avenue, Suite A
Englewood, Florida 34223
Telephone: (941) 474-5506
Fax: (941) 474-5507
E-Mail: aj@stickleylaw.com
Secondary E-Mail:
skyelar@stickleylaw.com
May 2, 9, 2025 25-00860S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1684 NC
Division Probate South County
IN RE: ESTATE OF
JUNE M. WILSON
Deceased.

The administration of the estate of JUNE M. WILSON, deceased, whose date of death was June 8, 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 not 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 MAY 2, 2025.

Personal Representative:
STEPHAN WILSON
727 S. 10TH ST
ELDRIDGE, IA 52748
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
May 2, 9, 2025 25-00846S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 000571 NC
IN RE: ESTATE OF
JOYCE O. KELLY a/k/a
JOYCE J. KELLY Deceased.

The administration of the estate of Joyce O. Kelly a/k/a Joyce J. Kelly, deceased, whose date of death was September 22, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

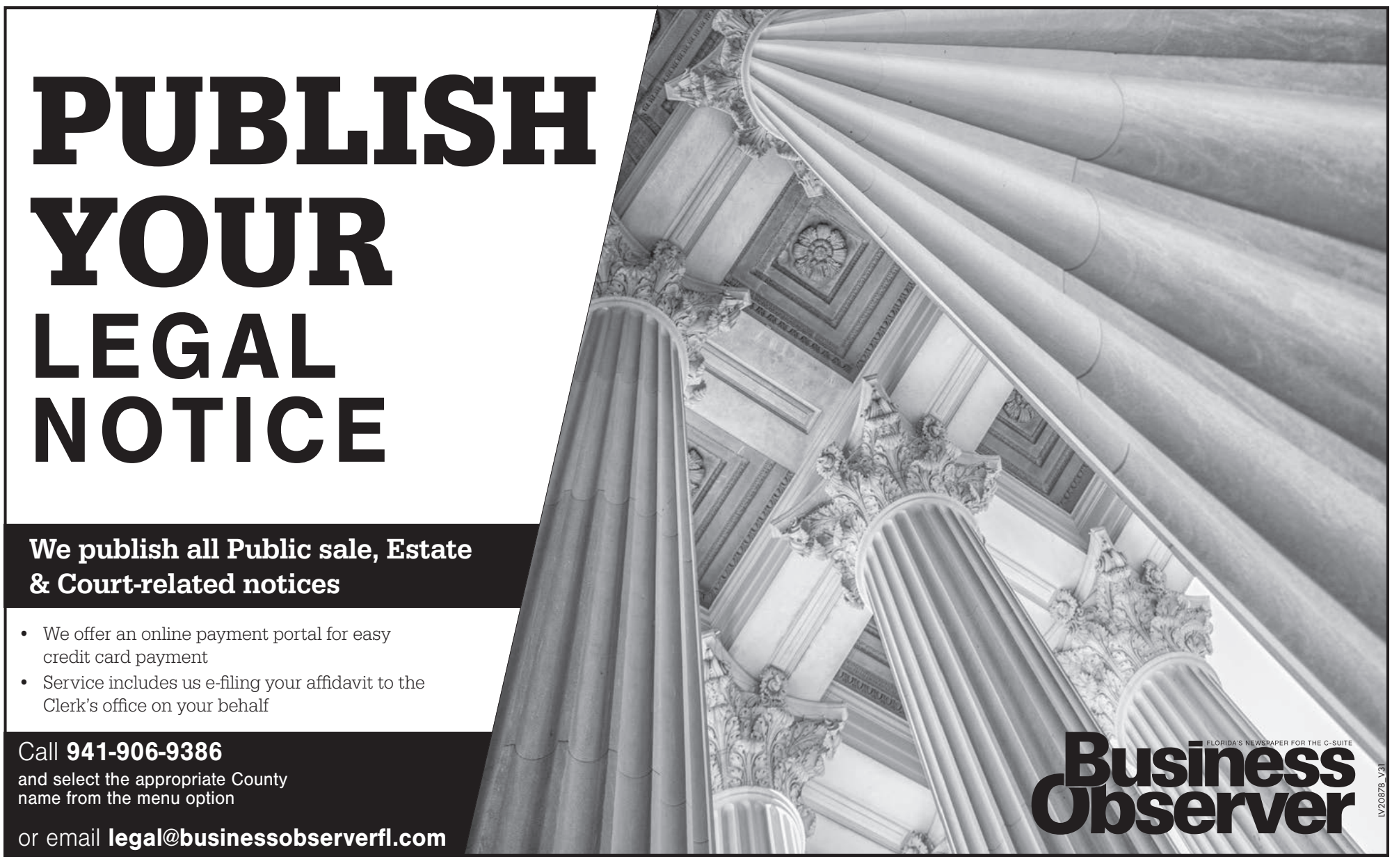
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is May 2, 2025.

Personal Representative:
Jeannie M. Powell
1841 VanBeck Circle
The Villages, Florida 32163
Attorney for
Personal Representative:
Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
May 2, 9, 2025 25-00840S



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 005141 NC
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3,
Plaintiff, v.
LIMANS 024 LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; ROSE RIVER CONSULTING, LLC; TRUSTLUXE INVESTMENTS, LLC; HUDDINGE VENTURE LLC A/K/A HUDDINGE VENTURES LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 16, 2025 entered in Civil Case No. 2024 CA 005141 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3, Plaintiff and LIMANS 024 LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; ROSE RIVER CONSULTING, LLC; TRUSTLUXE INVESTMENTS, LLC; HUDDINGE VENTURE LLC A/K/A HUDDINGE VENTURES LLC are defendants, Karen E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00AM on May 27, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOTS 5373 AND 5374, SOUTH VENICE UNIT NO. 21, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 64, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 1456 Royal Road, Venice, FL 34293

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: 3843.000081
May 2, 9, 2025 25-00838S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL DISTRICT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 005925 NC
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2022-RTL1, MORTGAGE-BACKED NOTES, SERIES 2022-RTL1,
Plaintiff, v.
JORO INVESTMENTS, LLC, a Florida Limited Liability Company; JOSEPH YEAGER; PALMER LAKE MASTER ASSOCIATION, INC.; 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.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 9, 2025 entered in Civil Case No. 2024 CA 005925 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2022-RTL1, MORTGAGE-BACKED NOTES, SERIES 2022-RTL1, Plaintiff and JORO INVESTMENTS, LLC, a Florida Limited Liability Company; JOSEPH YEAGER; PALMER LAKE MASTER ASSOCIATION, INC. are defendants, Karen E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00 AM on May 28, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 14, PALMER LAKE, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 4, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 8418 Nandina Dr, Sarasota, FL 34240

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: 3843.000106
May 2, 9, 2025 25-00837S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2121 SC
Division Probate
IN RE: ESTATE OF JAMES TODD ADAMS A/K/A JAMES T. ADAMS Deceased.

The administration of the estate of James Todd Adams a/k/a James T. Adams, deceased, whose date of death was March 21, 2025, 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 May 2, 2025.

Personal Representative:
Brigitte Marie Adams
4680 Prime Terrace
North Port, Florida 34286-7706
Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
Attorney for Brigitte Marie Adams
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
May 2, 9, 2025 25-00862S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 000141 NC
THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA,
Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARILYN G. POMERANZ, ET AL.
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 23, 2025 entered in Civil Case No. 2024 CA 000141 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARILYN G. POMERANZ; JEFFREY POMERANZ, AS POTENTIAL HEIR OF THE ESTATE OF MARILYN G. POMERANZ; SHARON POMERANZ, AS POTENTIAL HEIR OF THE ESTATE OF MARILYN G. POMERANZ; 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 N/K/A IRENE MEYMAN are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 9:00 AM on May 22, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 3, BLOCK 45 OF WARM MINERAL SPRINGS, UNIT 87, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 82 & 82A-82F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 428 San Miguel Avenue, North Port, Florida 34287

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: DOJ1984-JMV
May 2, 9, 2025 25-00822S

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 003978 NC
SELENE FINANCE, LP,
Plaintiff, vs.
MEL INTERIANO AND MICHELLE INTERIANO, et al.
Defendant(s).

TO: ZEBRA DISTRIBUTION, LLC, whose current business address is unknown. Last known address of corporation is: C/O LI, CHUNHONG, 6706 S. KISSIMMEE STREET, TAMPA, FL 33616.

THE CORPORATION IS HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 10, PRESERVE AT HERON LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 1, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before June 2, 2025 /(30 days from Date of First Publication of this Notice) 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 filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 22 day of April, 2025.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
BY: GLEN KOPINSKY
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL:
FLMAIL@RASLG.COM
24-218203
May 2, 9, 2025 25-00814S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 003051 NC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DANIEL C GLEASON AKA DANIEL CONRAD GLEASON, et. al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on April 10, 2025 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest and best bidder for cash on May 28, 2025 at 9:00 A.M., at www.sarasota.realforeclose.com, the following described property:

LOT 33, BLOCK 371, 10TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 22, 22A THRU 22M, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 1431 Torino Street, North Port, FL 34287

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: April 29, 2025
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
FL-005734-24
May 2, 9, 2025 25-00861S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-003416-NC
DLC MORTGAGES III, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERNON C. NELSON, DECEASED, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 10, 2025 and entered in Case No. 2024 CA 003416 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which DLC MORTGAGES III, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERNON C. NELSON, DECEASED; VERNON C. NELSON; ERIC CHARLES NELSON; ABIGAIL M. NELSON; LADENA J. NELSON A/K/A LADENA NELL NELSON A/K/A LADENA N. CHAPMAN; JOHN Q. NELSON A/K/A JOHN O. NELSON; KURTIS J. NELSON; PATRICIA IRENE FANDRICH A/K/A PATRICIA IRENE NELSON A/K/A PATRICIA IRENE LEE A/K/A PATTI LEE; TOMMY GLENN NELSON A/K/A TOM G. NELSON; GLENN M. NELSON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ISPC; CITY OF NORTH PORT, FLORIDA are defendants, Karen E. Rushing, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.sarasota.realforeclose.com in accordance with chapter 45 Florida Statutes, Sarasota County, Florida on May 28, 2025 at 9:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, BLOCK 2391, FORTY-NINTH ADDITION TO PORT CHARLOTTE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 1, 1A THROUGH 1TT, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL ID #: 1117-23-9108

Property address: 1296 BANTER CIRCLE, 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 before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
May 2, 9, 2025 25-00854S

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V26

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE (PURSUANT TO CHAPTER 45)
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 004423 NC
Division: A
GORIGHT REALTY CORP., a Florida Corporation,
Plaintiff(s), v.
211 MONITOR LLC, a New York Limited Liability Company
Defendant(s).

NOTICE HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure, entered in Case No. 2024 CA 004423 NC of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein GORIGHT REALTY CORP. is the PLAINTIFF and 211 MONITOR LLC is the DEFENDANT, the Clerk of Court will sell to the highest and best bidder for cash, at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions, at 9:00 AM on JUNE 3, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 4, Block 23, SOUTH GATE, UNIT 7, as per plat thereof recorded in Plat Book 8, Pages 56 and 56A, of the Public Records of Sarasota County, Florida.

Parcel Identification No.: 0057070026

a/k/a: 2532 Siesta Drive, Sarasota, Florida 34239

Any person claiming an interest in the surplus from the Sale, if any, other than the property owner(s) 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 23rd day of April, 2025.
JOHN PAUL ARCIA, P.A.
Attorney for Plaintiff(s)
175 SW 7 Street, Suite 2000
Miami, Florida 33130
786-429-0410/786-429-0411 (fax)
service@arcialaw.com
By: /s/ John Paul Arcia
John Paul Arcia, Esq.
Florida Bar. No. 73723
May 2, 9, 2025 25-00826S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2020 CC 001867 NC
THE MEADOWS COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
MELANIE D. HADDOCK, et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Order Granting Motion to Reschedule Foreclosure Sale [DIN 212], Denying Motion To Impose and Maintain Automatic Stay [DIN 208], Denying Stay Of Execution To Reschedule Forced Sale And Cancel Auction [DIN 213], And Directions To Clerk, dated April 24, 2025, and entered in Case No. 2020CC001867NC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on May 21, 2025, the following described property as set forth in the Amended Final Judgment of Lien Foreclosure:

LOT 15, DEVONSHIRE PLACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 23, 23A THROUGH 23D, OR 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 of the Court 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 25th day of April 2025.
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin, Esq.
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com
Secondary:
abaker@najmythompson.com
Attorney for Plaintiff
May 2, 9, 2025 25-00836S

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. 2024 CA 002758 NC
CHASE HOME LENDING MORTGAGE TRUST 2023-RPL2,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST LOIS L. GARNER A/K/A LOIS L. SIMPSON, DECEASED; GEORGE JOSEPH SIMPSON; JEANETTE MARIE GROSE; JAMES WILLIAM SIMPSON; JOSEPH MICHAEL SIMPSON; MICHAEL JAMES SIMPSON; WELLS FARGO, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION; DEER HOLLOW HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 21, 2025 and entered in Case No. 2024 CA 002758 NC, of the Circuit Court of the 12th Judicial Circuit in and for SARASOTA County, Florida, wherein CHASE HOME LENDING MORTGAGE TRUST 2023-RPL2 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST LOIS L. GARNER A/K/A LOIS L. SIMPSON, DECEASED; GEORGE JOSEPH SIMPSON; JEANETTE MARIE GROSE; JAMES WILLIAM SIMPSON; JOSEPH MICHAEL SIMPSON; MICHAEL JAMES SIMPSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WELLS FARGO, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION; DEER HOLLOW HOMEOWNERS ASSOCIATION, INC.; are defendants. KAREN E. RUSHING, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT:

WWW.SARASOTA.REALFORECLOSE.COM, at 9:00 A.M., on May 28, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 99, DEER HOLLOW, UNIT IB, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 19, 19 A AND 19B, 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 24th day of April 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00440 JPC
May 2, 9, 2025 25-00825S

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
Case No. 2024 CC 006277 NC
SARASOTA SANDS OWNERS ASSOCIATION, INC.,
Plaintiff, v.
BETTY JO RUF, ROBERT RUF and CATHERINE KOTFILA,
Defendants.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case on April 21, 2025, that I will sell the following property situated in Sarasota County, Florida described as:

Undivided 1/50th interest in and to Condominium Unit A456, Weeks 51 and 52, Unit E450/451 Week 24 and Unit B237 Week 28, and their undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the public records of Sarasota County, Florida, and as per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B inclusive of the public records of Sarasota County, Florida

at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on June 20, 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 the Circuit Court. Final payment must be made on or before 5:00 p.m. of the date of the sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

DAVID K. OAKS, ESQ.
DAVID K. OAKS, P.A.
P. O. Box 671
Saluda, NC 28773
Attorney for the Plaintiff
Florida Bar No. 0301817
Telephone: (828) 859-3110
email: doaksesq@comcast.net
Dates of Publication:
May 2, 9, 2025 25-00848S

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
Case No. 2024 CC 006275 NC
SARASOTA SANDS OWNERS ASSOCIATION, INC.,
Plaintiff, v.
EDWARD WHITEHEAD and NANCY WHITEHEAD,
Defendants.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case on April 21, 2025, that I will sell the following property situated in Sarasota County, Florida described as:

Undivided 1/50th interest in and to Condominium Unit D157/158 Week 33, and their undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the public records of Sarasota County, Florida, and as per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B inclusive of the public records of Sarasota County, Florida

at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on June 2, 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 the Circuit Court. Final payment must be made on or before 5:00 p.m. of the date of the sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

DAVID K. OAKS, ESQ.
DAVID K. OAKS, P.A.
P. O. Box 671
Saluda, NC 28773
Attorney for the Plaintiff
Florida Bar No. 0301817
Telephone: (828) 859-3110
email: doaksesq@comcast.net
Dates of Publication:
May 2, 9, 2025 25-00847S

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
Case No. 2024 CC 006273 NC
SARASOTA SANDS OWNERS ASSOCIATION, INC.,
Plaintiff, v.
LAWRENCE SMITH,
Defendant.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case on April 21, 2025, that I will sell the following property situated in Sarasota County, Florida described as:

Undivided 1/50th interest in and to Condominium Unit C202, Week 34, and their undivided respective share in those common elements appertaining thereto in accordance with and subject to the covenants, conditions, terms, restrictions and other provisions of a certain Declaration of Condominium of SARASOTA SANDS, a resort condominium hotel, as recorded in Official Records Book 1364 at Page 1165 et seq. of the public records of Sarasota County, Florida, and as per Condominium Plat recorded in Condominium Book 14 at Pages 4 through 4B inclusive of the public records of Sarasota County, Florida

at public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on June 20, 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 the Circuit Court. Final payment must be made on or before 5:00 p.m. of the date of the sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

DAVID K. OAKS, ESQ.
DAVID K. OAKS, P.A.
P. O. Box 671
Saluda, NC 28773
Attorney for the Plaintiff
Florida Bar No. 0301817
Telephone: (828) 859-3110
email: doaksesq@comcast.net
Dates of Publication:
May 2, 9, 2025 25-00849S

FIRST INSERTION

RE-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 005386 NC
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, vs.
ERIC S. CANGELOSI A/K/A ERIC CANGELOSI, SR.; AILEEN A. CANGELOSI; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; BANK OF AMERICA, N.A.; READYCAP LENDING, LLC; 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 February 6, 2024 and an Order Resetting Sale dated April 01, 2025 and entered in Case No. 2023 CA 005386 NC of the Circuit Court in and for Sarasota County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and ERIC S. CANGELOSI A/K/A ERIC CANGELOSI, SR.; AILEEN A. CANGELOSI; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; BANK OF AMERICA, N.A.; READYCAP LENDING, LLC; 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 May 23, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 13662, 13663 AND THE WEST 1/2 OF LOT 13664, SOUTH VENICE, UNIT NO. 52, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 19, 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 DESCRETION, 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 April 8, 2025.
By: Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1491-191124 / TM1
May 2, 9, 2025 25-00843S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001314 NC
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
ABBY LYNN KIELAROWSKI AND EDWARD KIELAROWSKI ET AL.,
DEFENDANT(S).

TO: CASH BUYERS NETWORK LLC c/o LOFTIS, MARISSA, Registered Agent
Last Known Address:1300 NW 17TH AVENUE STE 161, DELRAY BEACH, FL 33445
Current Residence: UNKNOWN
TO: CASH BUYERS NETWORK LLC c/o LOFTIS, MARISSA, Registered Agent
Last Known Address:526 LINNET CIR, DELRAY BEACH, FL 33444
Current Residence: UNKNOWN
TO: CASH BUYERS NETWORK LLC c/o LOFTIS, MARISSA, Registered Agent
Last Known Address:121 DEER VIEW DR, CHARLESTON, WV 25312
Current Residence: UNKNOWN
TO: CASH BUYERS NETWORK LLC c/o LOFTIS, MARISSA, Registered Agent
Last Known Address:1749 OLD MACON RD, MONTROSE, GA 31065
Current Residence: UNKNOWN
TO: CASH BUYERS NETWORK LLC c/o LOFTIS, MARISSA, Registered Agent
Last Known Address: 14074 PACIFIC POINT PL, DELRAY BEACH. FL 33484
Current Residence: UNKNOWN
TO: CASH BUYERS NETWORK LLC c/o LOFTIS, MARISSA, Registered Agent
Last Known Address:6228 97TH CT S, BOYNTON BEACH, FL 33437
Current Residence: UNKNOWN

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

LOT 19, BLOCK 2645, 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before June 22, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 the seal of this Court this 24 day of April, 2025.

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

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
25FL373-0059
May 2, 9, 2025 25-00824S

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
LV10230
Business

PUBLISH YOUR LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V15

SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Michael Dennis Johnson will, on May 8, 2025, at 10:00am, at Site Crepe Myrtle 74 in Sarasota Bay RV Park, 10777 Cortez Rd. W, Bradenton, Florida 34210 in the Sarasota Bay RV Park, in Manatee County, Florida be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 Make: CUST Vehicle
Identification Number: 09080
Title: 0021512863

Permanently affixed to Site Crepe Myrtle 74 in Sarasota Bay RV Park,
10777 Cortez Rd. W,
Bradenton, Florida 34210,
And all other personal property located therein

PREPARED BY:
Michael E. Schuchat, Esq.
Lutz, Bobo & Telfair, P.A.
Two North Tamiami Trail, Suite 500
Sarasota, Florida 34236
meschuchat@lutzbobo.com
April 25; May 2, 2025 25-00773S

SECOND INSERTION

NOTICE OF FORFEITURE COMPLAINT
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No. 2024 CA 003280

IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY: BINANCE.COM ACCOUNT (UID) # 283427099, CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS; BINANCE.COM ACCOUNT (UID) # 499266901, CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS; BINANCE.COM ACCOUNT (UID) # 104457313, CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS; BINANCE.COM ACCOUNT (UID) # 394871043, CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS

TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY.

Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA") and Florida Department of Law Enforcement ("FDLE") seized the above-described property. The Court has issued an Order Finding Probable Cause. All Persons or entities who have a legal interest in the subject property are required to serve a copy of your answer asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than May 23, 2025. Failure to file your defenses will result in a default being entered against you.

Kathleen M. Savor
Assistant Attorney General
Florida Bar No. 0139114
Office of the Attorney General
110 SE 6th St, 10th Floor
Fort Lauderdale, FL 33301
(954) 712-4611
April 25; May 2, 2025 25-00801S

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE
IN THE COUNTY COURT OF SARASOTA COUNTY, FLORIDA
CASE NO: 07CC2188NC
CHASE BANK USA NA
VS
FRANK E GANGI

NOTICE IS HEREBY given that pursuant to a Writ of Execution issued in the County Court of Sarasota County, Florida, on the 22nd day of November, 2023, in the cause wherein Chase Bank USA NA is plaintiff, and Frank E Gangi is defendant, being case number 07CC2188NC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the defendant, Frank Gangi, ½ interest of the following described real property, to-wit:

Lot 1021, Ridgewood Estates 18th Addition, According to the Map or Plat thereof, as Recorded in Plat Book 23, Page 8, 8A and 8B of the Public Records of Sarasota County, Florida. PCN:0065060050
5513 Rollingwood Dr Sarasota FL 34232

All bidders must have Drivers License with them and must register at location of sale prior to start time of sale.

I shall offer this property for sale at Sarasota County Sheriff's Office located at 2071 Ringling Blvd Sarasota, FL 34237, in the County of Sarasota, State of Florida, on May 13, 2025, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid real property at public auction and will sell the same subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution as prescribed by F.S.S. 56.27.

In accordance with the American Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding shall contact the Civil Department no later than seven days prior to the proceeding at 941-861-4110.

Dated at Sarasota, Sarasota County, Florida this 8th day of April, 2025.

Kurt A. Hoffman, Sheriff
Sarasota County, Florida
Sgt. E. Alvarez # 2281
April 11, 18, 25; May 2, 2025
25-00709S

FOURTH INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY
CASE NO. 2024DP000482NC
IN THE INTEREST OF:
B.D. 7/13/2024
Minor Child

TO: Bridgette Demilly and Devon Jacobs, Address Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: B.D. born on 7/13/2024. You are hereby commanded to appear on May 28, 2025, at 10:00 AM before the Honorable Andrea McHugh at the Sarasota Courthouse, 2000 Main Street Courtroom 6B Sarasota, FL 34237, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE.

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

Karen E. Rushing,
Clerk of Circuit Court
Sarasota County, Florida
(SEAL) By: L . Griffiths
Deputy Clerk
3/27/2025
April 11, 18, 25; May 2, 2025
25-00715S

SECOND INSERTION

NOTICE OF FORFEITURE COMPLAINT
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No. 2024-CA-4307NC

IN RE: FORFEITURE OF: NEST LIMITED SERVICES (BINANCE) CRYPTOCURRENCY UID #459239813 CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS,

TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY.

Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA") and Sarasota County Sheriff's Office seized the above-described property. The Court has issued an Order Finding Probable Cause. All Persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than May 23, 2025. Failure to file your defenses will result in a default being entered against you.

Kathleen M. Savor
Assistant Attorney General
Florida Bar No. 0139114
Office of the Attorney General
110 SE 6th St, 10th Floor
Fort Lauderdale, FL 33301
(954) 712-4611
April 25; May 2, 2025 25-00802S

THIRD INSERTION

Amended NOTICE OF ACTION FOR PETITION FOR CONCURRENT CUSTODY BY EXTENDED FAMILY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2024 DR 005642 SC
Division: FAMILY SOUTH COUNTY
JULIO SOTELO GONZALEZ, Petitioner
and
MONICA RODRIGO ANGELES, Respondent.

TO: GENARO RODRIGUEZ RIVAS
716 11th St N, Moorhead, Mn 56560

YOU ARE NOTIFIED that an action for Petition for Custody of Layla Luna Rodriguez Rodrigo has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JULIO SOTELO GONZALEZ, whose address is 6742 OLIN LN. NORTH PORT, FL 34291, on or before May 19, 2025, and file the original with the clerk of this Court at Sarasota County Courthouse, 2000 Main Street, Sarasota, Florida 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: April 7, 2025

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

JULIO SOTELO GONZALEZ, address i6742 OLIN LN.
NORTH PORT, FL 34291,
April 18, 25; May 2, 9, 2025
25-00723S

FOURTH INSERTION

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Star Farms Village at North Port Stewardship District (District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, *Florida Statutes*. The Board of Supervisors ("Board") of the District will conduct a public hearing on May 7, 2025 at 12:00 p.m., at 551 N. Cattlemen Road, Suite 304, Sarasota, FL 34232.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

District Manager
April 11, 18, 25; May 2, 2025 25-00671S

SAVE TIME

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

LV20906_V24

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1709 NC
Division: Probate
IN RE: ESTATE OF
ROBERT N. FREDRICKSON,
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 Robert N. Fredrickson, deceased, File Number 2025 CP 1709 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237; that the decedent's date of death was March 18, 2025; that the total value of the estate is $0 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Callie W. Cowan, Successor Trustee of the Robert N. Fredrickson Trust dated June 2, 2023

229 Pensacola Rd.

Venice, Florida 34285

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 25, 2025.

Person Giving Notice:
Callie W. Cowan
c/o Ledbetter Law Group
229 Pensacola Rd.
Venice, Florida 34285
Attorney for Person Giving Notice
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
April 25; May 2, 2025 25-00798S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001590 SC
IN RE: ESTATE OF
ALEXANDER WILLIAM POLAK
Deceased.

The administration of the estate of ALEXANDER WILLIAM POLAK, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representative:
ESTHER POLAK
11523 Blackfin St.
Venice, Florida 34292
Attorney for Personal Representative:
DAVID R. CORNISH, Attorney
Florida Bar Number: 0225924
355 W. Venice Ave.
VENICE, FL 34285
Telephone: (941) 483-4246
Fax: (941) 485-8163
E-Mail: davidr.cornish@verizon.net
Secondary E-Mail: none
April 25; May 2, 2025 25-00781S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001491 SC
Division PROBATE
IN RE: ESTATE OF
MARION CARTWRIGHT
aka MARION LEE CARTWRIGHT
Deceased.

The administration of the estate of MARION CARTWRIGHT, deceased, whose date of death was December 29, 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 representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and otherAll 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. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representatives:
LESLIE LOHN
Attorney for Personal Representatives:
LESLIE LOHN, Esq
Florida Bar Number: 0181579
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223
Telephone: (941) 475-9669
E-Mail: llohn@leslielohnlaw.com
Secondary E-Mail:
office@leslielohnlaw.com
April 25; May 2, 2025 25-00777S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025 CP 001954 NC
IN RE: EVELYN VIOLA SEGNER

The administration of the estate of Evelyn Viola Segner, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Clerk and Comptroller, 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. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representative:
/s/ Diana Moser
Diana Moser
4189 Gardens Run
Ellenton, FL 34222
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
April 25; May 2, 2025 25-00782S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1884 SC
Division Probate South County
IN RE: ESTATE OF
RANDY P. SHELTON
Deceased.

The administration of the estate of RANDY P. SHELTON, deceased, whose date of death was February 27, 2025, 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 not 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 April 25, 2025.

Personal Representative:
SANDRA J. SHELTON
1475 Hazelton Ave.
North Port, FL 34286
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
April 25; May 2, 2025 25-00775S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001274 SC
Division Probate
IN RE: ESTATE OF
MARGARET LOFTHOUSE
Deceased.

The administration of the estate of MARGARET LOFTHOUSE, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida, 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 April 25, 2025.

Personal Representative:
MARGARET MELVILLE
201 Tattnal Lane
St. Mary's, Georgia 31558
Attorney for Personal Representative:
ANTHONY G. MOWRY
Attorney
Florida Bar Number: 107374
227 Pensacola Rd.
Venice, FL 34285
Telephone: (941) 480-0333
Fax: (941) 486-4106
E-Mail: tony@mowrylawoffice.com
Secondary E-Mail:
jen@mowrylawoffice.com
April 25; May 2, 2025 25-00789S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001773 NC
IN RE: ESTATE OF
WILLIAM F. CRICK MD,
Deceased.

The administration of the estate of WILLIAM F. CRICK MD, deceased, whose date of death was March 9, 2025, 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.

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 April 25, 2025.

Personal Representative:
RANDAL CRICK
6519 Seagate Ave.
Sarasota, FL 34231
Attorney for Personal Representative:
BARRY F. SPIVEY
Florida Bar No. 130660
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-329-6627
Designation of Email
Addresses for service:
Primary: bspivey@williamsparker.com
Secondary:
emitchell@williamsparker.com
April 25; May 2, 2025 25-00793S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF
SARASOTA - STATE OF FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001529-NC
IN RE: ESTATE OF
JAMES R. HUFF, JR. Deceased.

The administration of the Estate of JAMES R. HUFF, JR., deceased, whose date of death was December 4, 2024, is pending in the Circuit Court for Sarasota County Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, FL 34237, under File No.: 2025-CP-001529-NC. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on April 25, 2025.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN THIRTY (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 the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Dated: April 22, 2025

Michelle L. Hernandez,
Personal Representative
c/o Paul J. Bupivi, Esq
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Paul J. Bupivi, Esq. (FL Bar #94635)
Attorney for the
Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
April 25; May 2, 2025 25-00796S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000723 NC
Division Probate
IN RE: ESTATE OF
MARK L. WARDELL Deceased.

The administration of the estate of MARK L. WARDELL, deceased, whose date of death was October 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 April 25, 2025.

Personal Representative:
Shannon Wardell
1771 Ringling Blvd., #704
Sarasota, FL 34236
Attorney for Personal Representative:
F. Gant McCloud
Attorney
Florida Bar Number: 0072163
F. GANT MCCLOUD, P.A.
1605 Main Street, Suite 900
Sarasota, FL 34236
Telephone: (941) 957-9330
E-Mail:gant@
boardcertifiedestateplanning.com
April 25; May 2, 2025 25-00803S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 1721 NC
IN RE: ESTATE OF
HUNT B. WAGSTAFF Deceased.

The administration of the Estate of Hunt B. Wagstaff, deceased, whose date of death was December 17, 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 name and address of the Personal Representative and the Personal Representative's attorney is set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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: Friday, April 25, 2025.

Personal Representative:
Paige C. Sutherland
25 Central Park W, Suite 3Y
New York, NY 10023-7214
Attorneys for Personal Representative:
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
April 25; May 2, 2025 25-00784S

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on May 15, 2025, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Saddlestone Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Saddlestone Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2005-338, *Laws of Florida*, as amended.

The Project Area, geographically depicted below, is generally located in eastern Manatee County and on the east side of Bourneside Blvd., on the north side of 44th Avenue East, and south of State Road 64. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Saddlestone Project contemplates that construction and/or acquisition of stormwater management facilities, potable water, sanitary sewer improvements, and perimeter berm and landscaping improvements, all as more fully described in the preliminary *Engineer's Report Saddlestone* (the "Engineer's Report"), dated April 2025.

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary *Master Assessment Methodology Report Lakewood Ranch Stewardship District Saddlestone Project Area*, dated April 11, 2025 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than $73,195,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Debt/Unit	Net Debt Service	Administrative Expenses	Total Debt Service
Townhomes	$25,063	$1,753	$132	$1,885
Villas	$45,113	$3,156	$238	$3,393
Single-Family 40'	$50,126	$3,506	$264	$3,770
Single-Family 50'	$62,657	$4,383	$330	$4,713
Single-Family 60'	$75,189	$5,259	$396	$5,655
Single-Family 75'	$93,986	$6,574	$495	$7,069

Source: PFM Financial Advisors LLC
(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

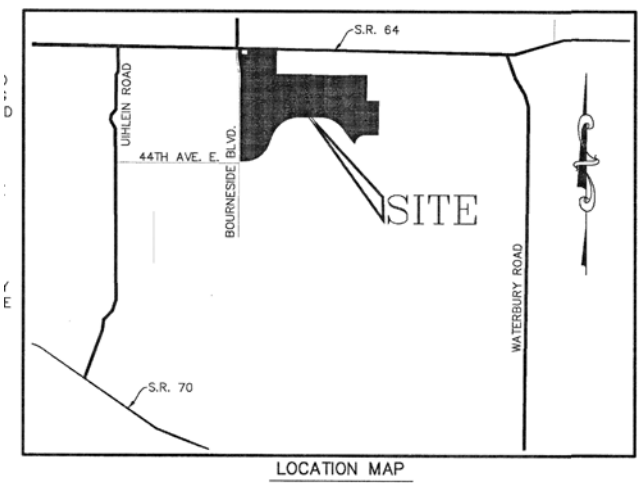
The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 9:00 a.m. on May 15, 2025, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

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

LAKEWOOD RANCH STEWARDSHIP DISTRICT



LOCATION MAP
NOT TO SCALE

RESOLUTION 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, *Laws of Florida*, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Saddlestone as more particularly described in that certain *Engineer's Report Saddlestone*, dated April, 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Saddlestone Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

WHEREAS, the District is empowered by the Act, and Chapters 170 and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Saddlestone Project of the District as set forth in that certain *Master Assessment Methodology Report Lakewood Ranch Stewardship District Saddlestone Project Area*, dated April 11, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A** and **B** that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

1. The Assessments shall be levied to defray the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is $58,087,779 (the "Estimated Cost").

4. The Assessments will defray approximately $73,195,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.

6. The Assessments shall be levied within the Saddlestone Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of April, 2025.

ATTEST: **LAKEWOOD RANCH STEWARDSHIP DISTRICT**

/s/ Jane Gaarlandt
Secretary/Assistant Secretary

/s/ Rex Jensen
Rex Jensen, Chairman

Exhibit A: *Engineer's Report Saddlestone*, dated April 2025
Exhibit B: *Master Assessment Methodology Report Lakewood Ranch Stewardship District Saddlestone Project Area*, dated April 11, 2025
April 25; May 2, 2025 25-00783S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2020 CA 000212 NC
Planet Home Lending, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF THOMAS A. RADCLIFFE, DECEASED, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020 CA 000212 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Planet Home Lending, LLC is the Plaintiff and THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF THOMAS A. RADCLIFFE, DECEASED; LESLEY M. RADCLIFFE; JANE JORGENSEN; Christopher Dezotell; Michael Dezotell; Robert MacLellan are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 10th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK B, LEISURE LAKES, UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TAX ID: 0042120027

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 17th day of April, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F01649
April 25; May 2, 2025 25-00769S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024 CA 004671 NC
BANK OF ENGLAND MORTGAGE
Plaintiff(s), vs.
ALANNA LANZAA/K/A ALANNA HODGES; RONALD HODGES A/K/A RONALD LEE HODGES; CLERK OF COURTS OF SARASOTA COUNTY, FLORIDA
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 11, 2025 in the above-captioned action, the Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of May, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 703, RIDGEWOOD ESTATES 12TH ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property address: 3646 Lakewood Drive, Sarasota, FL 34232

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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.

Respectfully submitted,
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-000628-1
April 25; May 2, 2025 25-00770S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-003815
Division NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff, vs.
JOHN C. WEISS AKA JOHN WEISS AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 10, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOTS 16714, 16715, 16716, 16717 AND 16718, SOUTH VENICE SUBDIVISION, UNIT 63, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 40, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 2540 CARMINE ROAD, VENICE, FL 34293; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on June 10, 2025 at 9:00 A.M..

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

If you are a person with a disability who needs any accommodation in 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 April 21, 2025
By:/s/ David R. Byars
David R. Byars
Attorney for Plaintiff
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
318000/2425589/CMP
April 25; May 2, 2025 25-00790S

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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001519 NC
IN RE: ESTATE OF
CYNTHIA C. LICHTENSTEIN,
Deceased.

The administration of the estate of CYNTHIA C. LICHTENSTEIN, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 April 25, 2025.

Personal Representative:
ALEXANDER C. LICHTENSTEIN
4950 E. Ridgewood Dr.
Bloomington, IN 47401
Attorney for Personal Representative:
TREVOR J. JOHNSON
Florida Bar No. 1049408
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
tjohnson@williamsparker.com
Secondary:
ncarson@williamsparker.com
April 25; May 2, 2025 25-00776S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORID
PROBATE DIVISION
File No. 2025-CP-0947 NC
IN RE: ESTATE OF:
ANNA R. MCAULEY,
Deceased.

The administration of the estate of ANNA R. MCAULEY, 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 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary 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: April 25, 2025.

ROBERT J. MCAULEY
Personal Representative
5513 Desert Spring Road
Las Vegas, NV 89149
DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
April 25; May 2, 2025 25-00778S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001688-NC
IN RE: ESTATE OF
SHARON C. WECHSLER
Deceased.

The administration of the estate of Sharon C. Wechsler, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 25, 2025.

Personal Representative:
Louis E. Black
529 S. Flagler Drive, Suite 6E
West Palm Beach, Florida 10028
Attorney for Personal Representative:
Alexandra M. Woodfield, Attorney
Florida Bar Number: 836982
Gunster, Yoakley & Stewart, P.A.
151 Royal Palm Way
Palm Beach, Florida 33480
Telephone: (561) 650-0771
Fax: (561) 650-0655
E-Mail: awoodfield@gunster.com
Secondary E-Mail:
eservice@gunster.com
Secondary E-Mail:
soswald@gunster.com
April 25; May 2, 2025 25-00786S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001586NC
IN RE: ESTATE OF
COOPER ANDREW LENZ,
Deceased.

The administration of the estate of Cooper Andrew Lenz, deceased, whose date of death was August 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, 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 April 25, 2025.

Sandra T. Adams
P.O. Address:
5669 Summer Side Lane
Sarasota, FL 34231
John P. Lenz
P.O. Address:
4230 MacEachen Blvd.
Sarasota, FL 34231
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 Address:
dbowmanj@bowmangeorge.com
Attorneys for Personal Representative
April 25; May 2, 2025 25-00787S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001638 NC
Division: PROBATE
IN RE: ESTATE OF
MARY ANN MASON,
Deceased.

The administration of the estate of Mary Ann Mason, deceased, whose date of death was March 27, 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. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representative:
Tammy Schieb
c/o The Payne Law Group, PLLC
766 Hudson Ave., Suite C
Sarasota, Florida 34236
Attorney for Personal Representative:
David W. Payne, Esq., Attorney
Florida Bar Number: 0958530
PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: dpayne@lawnav.com
Secondary E-Mail:
amartinez@lawnav.com
April 25; May 2, 2025 25-00797S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001640 NC
IN RE: ESTATE OF
JEANETTE W. HYDE
Deceased.

The administration of the estate of Jeanette W. Hyde, deceased, whose date of death was February 10, 2025, 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representative:
/s/ Jill Hendrickson
Jill Hendrickson
P.O. Box 1166
Zebulon, North Carolina 27597
Attorney for Personal Representative:
/s/ Charles S. Sacher
Charles S. Sacher, Attorney
Florida Bar Number: 0961876
SACHER LAW FIRM, P.A.
2655 LeJeune Road, Suite 815
Coral Gables, FL 33134
Telephone: (305) 448-3900
Fax: (305) 446-9206
E-Mail: css@sachmarlaw.com
Secondary E-Mail:
e-mailservice@sachmarlaw.com
April 25; May 2, 2025 25-00806S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1536-NC
Twelfth Judicial Circuit
IN RE: ESTATE OF
JOHN M. OSTROWSKI,
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 John M. Ostrowski, deceased, Case No.: 2025-CP-1536-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34236; that the decedent's date of death was March 31, 2024, and whose social security number is xxx-xx-1188; that the total value of the estate is $47,000.00, and that the name and address of those to whom it has been assigned by such order is:

Theresa Ostrowski
1380 Palm View Road
Sarasota, FL 34240

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against decedent's estate 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 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 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 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 April 25, 2025.

Petitioner:
Theresa Ostrowski
1380 Palm View Road
Sarasota, FL 34240
Jared T. Coldiron (FL Bar #1020502)
Attorney for Petitioner
Primary E-Mail:
jcoldiron@nhlslaw.com
Secondary Email:
tpayne@nhlslaw.com
Norton, Hammersley, Lopez &
Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 3423
Telephone: (941) 954-4691
April 25; May 2, 2025 25-00800S

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001631-SC
Division: Probate
IN RE: ESTATE OF
SHIRLEY A. SUAREZ
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 Shirley A. Suarez, deceased, File Number 2025-CP-001631-SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 South Tamiami Trail, Venice, Florida 34293, that the decedent's date of death was February 20, 2025; that the total value of the estate is $10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Suarez Family Revocable Trust
dated May 2, 2024
Brenda Richerson, Successor Trustee
512 Warwick Drive
Venice, FL 34293

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 25, 2025.

Person Giving Notice:
Brenda Richerson
512 Warwick Drive
Venice, Florida 34293
Attorney for Person Giving Notice
Forrest J. Bass, Attorney
Florida Bar Number: 68197
Farr Law Firm, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: fbass@farr.com
Secondary E-Mail:
msleeper@farr.com and
probate@farr.com
April 25; May 2, 2025 25-00774S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 1734 NC
Division Probate
IN RE: ESTATE OF
THERESA MARIE PIPHER
Deceased.

The administration of the estate of Theresa Marie Pipher, deceased, whose date of death was February 19, 2025, 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. The written demand must be filed with the clerk.

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 April 25, 2025.

Personal Representative:
Denise Wickline
(**Mar 28, 2025 08:47 EDT**)
5914 36th Avenue Circle West
Bradenton, Florida 34209
Attorney for Personal Representative:
Ira Stewart Wiesner, Esq., Attorney
Florida Bar Number: 222887
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, FL 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: sherry@wiesnerlaw.com
Secondary E-Mail:
rachel@wiesnerlaw.com
April 25; May 2, 2025 25-00788S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0559-NC
Division Probate
IN RE: ESTATE OF
WILLIAM E. GANLEY
a/k/a WILLIAM EVAN GANLEY,
Deceased.

The administration of the Estate of WILLIAM E. GANLEY, deceased, whose date of death was October 3, 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 name and address of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court 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 April 25, 2025.

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 Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

Co-Personal Representatives:
DOUGLAS EVAN GANLEY
AMIEE GANLEY MUNRO
c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135
Attorney for the
Co-Personal Representatives:
MARY BETH CRAWFORD
Florida Bar No. 0115754
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
April 25; May 2, 2025 25-00799S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION
CASE NO. 2024-CA-003022
CELTIC BANK CORPORATION, Plaintiff, v.
CLOUD TEN! MARKETING GROUP, LLC; RICHARD R. SMITH III; WILLIAM J. DILLON AND VIVIANNE B. DILLON; ITG DD&A LLC; BOBCAT TRAIL HOMEOWNERS ASSOCIATION, INC.; NICHOLAS R. OWENS AND NANCY A. OWENS; JERRY W. GREEN; KEN FERRON AND PATTI FERRON; MARK W. O'NEAL; JAY B. SILVER; DONALD W. BEANE AND ANNE M. BEANE; JOHN DOUGLAS MCNAMEE AND MARILYN MCNAMEE; GARY KINDSFATHER AND LINDA KINDSFATHER; MARK R. CORVESE; WILLIAM M. SCARANO JR. AND DIANA M. SCARANO; ELIZBAETH A. BENNETT; J. HENRY CORMIER AND INGRID CORMIER; THE CITY OF NORTH PORT; PNC EQUIPMENT FINANCE, LLC; GOLF VENTURES, INC.; BRIDGEIT, LLC; PAYROLL FUNDING COMPANY LLC; LYNCH OIL COMPANY, INC.; and ANY UNKNOWN PERSONS IN POSSESSION, if any,
Defendants.

NOTICE IS HEREBY given that, pursuant to Uniform Final Judgment of Mortgage Foreclosure entered in this cause in the Circuit Court of Sarasota County, Florida, the Clerk of the Circuit Court of Sarasota County, Florida will sell at public sale to the highest and best bidder for cash, online at: www.sarasota.realforeclose.com, on June 13, 2025 at 9:00 A.M. the property situated in Sarasota County, Florida described as follows:

SEE ATTACHED EXHIBIT A
EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Golf "1"
Bobcat Trail
Section 25, Township 39 South, Range 21 East, and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A portion of the golf course within Bobcat Trail in Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Southeast corner of said Section 25 run N 00°10'06" E along the East line of said section for 1931.30 feet; thence run N 89°49'54 W for 141.99 feet to the Point of Beginning of the herein described portion.
From said Point of Beginning run around said portion the following courses: N 89°29'16" W for 168.03 feet; N 00°10'06" E for 720.24 feet; N 77°28'19" E for 382.37 feet; N 81°32'26" E for 323.62 feet; N 36°42'18" E for 115.75 feet; S 70°13'24" E for 91.68 feet to a point of curvature Southeasterly along the arc of a curve to the right of radius 470.00 feet (delta 11°39'13") (chord bearing S 64°23'47" E) (chord 95.43 feet) for 95.60 feet Southwesterly along the arc of a curve to the left of radius 500.00 feet (delta 11°14'39") (chord bearing S 32°56'13" W) (chord 97.97 feet) for 98.12 feet; N 59°33'14" W for 85.09 feet; S 35°20'53" W for 105.44 feet; N 68°21'20" W for 67.78 feet: S 83°59'28" W for 152.84 feet; S 14°21'52" W for 84.65 feet; S 70°51'28" W for 128.08 feet; S 18°3528" W for 116.06 feet; S 71°16'27" W for 62.30 feet; S 24°56'03" W for 125.72 feet; S 55°41'47" W for 129.53 feet; S 00°54'34" E for 63.01 feet; S 29°54'30" E for 130.36 feet; S 28°36'38" W for 75.18 feet and S 01°17'13" E for 74.00 feet to the Point of Beginning.
Subject to Drainage Easement 6, Lift Station "A" Easement and Force Main Easement listed below.
Bearings hereinabove mentioned are based on the East line of said Section 25, Township 39 South, Range 21 East as bearing N 00°10'06" E
Bobcat Trail
Drainage Easement 6
Section 25, Township 39 South, Range 21 East, and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida;
A strip of land for drainage easement purposes 20 feet wide lying in Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:
From the Southwest corner of said Section 25 run N 00°10'06" E along the East line of said section for 2732.92 feet; thence run S89°49'54" E for 45.71 feet to the Point of Beginning of the herein described strip.
From said Point of Beginning run N 77°28'19" E for 17.73 feet; thence run N 81°32'26" E for 2.30 feet; thence run S 09°07'11" E for 170.17 feet; thence run S 70°51'28" W for 13.00 feet; thence run S 18°35'28" W for 16.42 feet; thence run N 09°07'11" W for 185.11 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the East line of said Section 25, Township 39 South, Range 21 East as bear N 00°10'06" E.
Lift Station "A" Easement
And
Force Main Easement Across Golf Course at Bobcat Trail Section 25, Township 39 South, Range 21 East
City of North Port, Sarasota County, Florida
A tract of land and a strip of land for Lift Station Easement and Force Main Easement purposes lying in Section 25, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, which tract and strip are described as follows:
From the Northerlymost corner of Lot 14, Block B, Bobcat Trail, Plat Book 39 at Page 21, Sarasota County Records, run Northwesterly along the Southwesterly line of Villa Road as shown on said Record Plat along the arc of a curve to the left of radius 470.00 feet (delta 11°39'13") (chord bearing N 64°23'47" W) (chord 95.43 feet) for 95.60 feet to a point of tangency; thence continue along said Southwesterly line of Villa Road N 70°13'24" W for 34.07 feet to the Point of Beginning of the herein described parcel.
From said Point of Beginning run S 19°47'03" W for 46.99 feet; thence run N 70°13'24" W for 40.00 feet; thence run N 19°47'03" E for 12.17 feet to a point designated "X"; thence continue N 19°47'03" E for 34.83 feet to an intersection with said Southwesterly line of Villa Road; thence run S 70°13'24" E for 42.03 feet to the Point of Beginning.
And
From the hereinabove described point "X" run S 43°22'10" W along the centerline of a 20 feet wide force main easement for 89.42 feet; thence run S 68°50'03" W for 388.67 feet; thence run N 89°49'54" W for 341.62 feet to the end of the herein described force main easement.
Bearings hereinabove mentioned are based on the East line of said Section 25, Township 39 South, Range 21 East as bearing N 00°10'06" E.
Golf "2"
Bobcat Trail
Section 30, Township 39, Range 22 East City of North Port, Sarasota County, Florida.
A portion of the golf course within Bobcat Trail in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 2942.94 feet; thence run S 89°49'54" E for 449.44 feet to the Point of Beginning of the herein described portion.
From said Point of Beginning run around said portion the following courses: N 18°50'28" E for 168.46 feet; N 44°00'58 E for 315.83 feet; N 13°45'10" E for 509.17 feet; N 00°10'06" E for 180.75 feet; S 89°49'54" E for 84.80 feet to a point of curvature; Southeasterly along the arc of a curve to the right of radius 1800.00 feet (delta 29°29'11") (chord bearing S 75°05'18" E) (chord 916.15 feet) for 926.34 feet to a point of tangency; S 60°20'43" E for 467.26 feet; S 26°00'12" W for 12.92 feet; S 87°17'42" W for 127.14 feet; N 64°21'32" W for 55.46 feet; N 39°59'13" W for 161.84 feet; S 76°44'28" W for 178.77 feet; N 71°26'13" W for 282.71 feet; N 09°49'40" W for 128.89 feet; S 81°00'27" W for 300.70 feet; N 37°34'07" W for 49.20 feet; N 02°03'36" W for 139.09 feet; N 85°17'07" W for 97.33 feet; S 14°02'10" W for 300.99 feet; S 10°51'23" E for 148.66 feet; S 17°15'57" W for 77.49 feet; S 66°22'30" E for 82.27 feet Southwesterly along the arc of a curve to the left of radius 390.00 feet (delta 18°45'12") (chord bearing S 14°14'54" W) (chord 127.08 feet) for 127.65 feet to a point of tangency; thence run S 04°52'18" W for 107.79 feet to a point of curvature Southwesterly along the arc of a curve to the right of radius 250.00 feet (delta 50°37'35") (chord bearing S 30°11'06" W) (chord 213.78 feet) for 220.90 feet to a point of tangency; thence run S 55°29'54" W for 205.11 feet to a point of curvature Southwesterly along the arc of a curve to the left of radius 500.00 feet (delta 09°57'13") (chord bearing S 50°31'17" W) (chord 86.75 feet) for 86.86 feet Northwesterly along the arc of a curve to the left of radius 530.00 feet (delta 12°52'04") (chord bearing N 63°47'22" W) (chord 118.78 feet) for 119.03 feet to a point of tangency and N 70°13'24" W for 115.64 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.
Golf "3"
Bobcat Trail
Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida
A portion of the golf course within Bobcat Trail in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 1569.57 feet; thence run S 89°49'54" E for 1644.85 feet to the Point of Beginning of the herein described portion.
From said Point of Beginning run around said portion the following courses: N 06°59'06" W for 118.21 feet; N 36°02'17" W for 59.97 feet; N 18°28'11" W for 396.14 feet and N 16°00'52" E for 428.26 feet; thence run Northeasterly along the arc of a curve to the left of radius 440.00 feet (delta 16°28'04") (chord bearing N 32°16'29" E) (chord 126.03 feet) for 126.46 feet to a point of tangency; N 24°02'27" E for 229.02 feet to a point of curvature Northeasterly along the arc of a curve to the left of radius 1105.00 feet (delta 08°39'00") (chord bearing N 19°42'58" E) (chord 166.66 feet) for 166.82 feet; S 02°16'17" E for 117.82 feet; N 22°42'52" E for 46.62 feet; N 11°03'05" E for 130.42 feet; N 72°23'15" E for 66.10 feet; N 32°54'19" E for 40.50 feet; N 18°13'30" W for 172.66 feet; N 36°58'22" E for 111.40 feet; N 83°23'43" E for 191.27 feet; S 63°26'06" E for 95.95 feet and S 29°39'17" W for 817.05 feet to a point of curvature; thence run Southwesterly, Southerly and Southeasterly along the arc of a curve to the left of radius 1150.00 feet (delta 57°18'36") (chord bearing S 00°59'59" W) (chord 1102.93 feet) for 1150.28 feet; S 64°19'25" W for 133.39 feet and N 88°38'11" W for 149.69 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.
Golf "4"
Bobcat Trail
Sections 30 and 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A portion of the golf course within Bobcat Trail in Sections 30 and 31, Township 39 South, Range 22 East, City of North Port, Sarasota County. Florida, which Portion a described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 1570.58 feet; thence run S 89°49'54" E for 1944.96 feet to the Point of Beginning of the herein described portion.
From said Point of Beginning run around said portion the following courses: S 30°44'38" E for 599.66 feet to a point of tangency; Southeasterly along the arc of a curve to the left of radius 1200.00 feet (delta 31°57'17") (chord bearing S 47°27'08" E) (chord 660.61 feet) for 669.25 feet to a point of tangency; S 64°08'38" E for 1259.91 feet; thence run Southerly and Southeasterly along the arc of a curve to the left of radius 675.00 feet (delta 42°41'16") (chord bearing S 12°45'33" E) (chord 491.35 feet) for 502.90 feet to a point of compound curvature; thence run Southeasterly along the arc of a curve to the right of radius 700,00 feet (delta 16°53'09") (chord bearing S 25°39'38" E) (chord 205.55 feet) for 206.30 feet; S 75°37'42" W for 98.35 feet; N 47°29'10" W for 224.41 feet; N 36°21'30" E for 118. 85 feet; N 00°20'16" W for 61.27 feet; N 69°01'42" W for 94.81 feet; N 17°18'05" W for 116.38 feet; N 36°11'40" W for 78.29 feet; N 57°08'34" W for 206.35 feet; N 20°52'55" W for 92.75 feet; N 64°30'25" W for 141.62 feet; S 84°33'01" W for 177.86 feet; N 56°48'47" W for 71.11 feet; N 09°52'07" W for 85.72 feet; N 81°34'43" W for 68.94 feet; N 01°31'15" E for 103.54 feet; N 78°32'31" W for 405.78 feet; N 21°15'29" W for 88.46 feet; N 85°12'42" W for 164.66 feet; S 30°11'31" W for 103.82 feet and N 57°50'25" W for 301.44 feet to a point for curvature; thence run Northwesterly and Westerly along the arc of a curve to the left of radius 470.00 feet (delta 42°28'30") (chord bearing N 79°04'40" W) (chord 340.50 feet) for 348.42 feet to a point of tangency; thence run S 79°41'05" W for 25.96 feet; thence run S 10°18'55" E for 140.00 feet; thence run S 79°41'05" W for 2.46 feet; thence run Northwesterly along the arc of a curve to the right of radius 25.00 feet (delta 95°36'39") (chord bearing N 58°07'14" W) (chord 37.04 feet) for 41.72 feet to a point of tangency; N 10°18'55" W for 40.93 feet to a point of curvature Northwesterly along the arc of a curve to the left of radius 200.00 feet (delta 17°32'37") (chord bearing N 19°05'13" W) (chord 61.00 feet) for 61.24 feet to a point of compound curvature Northwesterly along the arc of a curve to the right of radius 415.00 feet (delta 32°17'11") (chord bearing N 44°00'07" W) (chord 230.77 feet) for 233.85 feet; N 45°00'00" E for 258.72 feet; S 45°00'00" E for 118.61 feet; N 45°00'00" E for 129.50 feet; N 45°00'00" W for 157.05 feet N 45°00'00" E for 92.38 feet; N 45°00'00" W for 183,26 feet; S 45°00'00" W for 121.71 feet; N 45°00'00" W for 115.50 feet; S 45°00'00" W for 208.97 feet; S 03°40'30" W for 291.88 feet; N 77°01'40" W for 216.35 feet to a point of curvature; Northwesterly along the arc of a curve to the right of radius 600.00 feet (delta 17°07'29")(chord bearing N 68°27'56" W) (chord 178.66 feet) for 179.33 feet to a point of compound curvature Northwesterly along the arc of a curve to the right of radius 1480.00 feet (delta 20°44'18") (chord bearing N 49°32'03" W) (chord 532.77 feet) for 535.69 feet to a point of tangency; N 39°09'54" W for 434.15 feet to a point of curvature Northwesterly along the arc of a curve to the left of radius 700.00 feet (delta 20°02'10") (chord bearing N 49°10'59" W) (chord 243.54 feet) for 244.79 feet to a point of reverse curvature Northerly along the arc of a curve to the right of radius 25.00 feet (delta 86°02'06") (chord bearing N 16°11'01" W) (chord 34.11 feet) for 37.54 feet; S 63°09'58" E for 130.00 feet; N 26°50'02" E for 36635 feet and S 41°12'37" E for 49.60 feet Southeasterly along the arc of a curve to the left of radius 180.00 feet (delta 43°50'45") (chord bearing S 35°52'01" E) (chord 134.41 feet) for 137.75 feet; N 83°02'29" W for 112.12 feet; S 26°50'02" W for 248.04 feet; S 51°40'03" E for 330.63 feet; N 74°06'51" E for 194.91 feet; S 53°39'41" E for 65.72 feet; S 35°37'20" E for 183.30 feet; S 47°52'35" E for 122.71 feet S 08°27'24" E for 60.34 feet; S 47°44'25" E for 35.98 feet; S 57°12'26" E for 66.24 feet; S 47°14'53" for 97.83 feet; 5 80°13'38" E for 130.13 feet; N 07°11'11" E for 100.43 feet; N 48°16'55" E for 251.97 feet; N 85°25'23" E for 206.32 feet and N 56°59'32" E for 202.31 feet to the Point of Beginning.
Subject to Drainage Easements 10, 11, 20, 21, Sanitary Sewer Line Easement, Nonexclusive Easement to GTE of Florida, Inc. and 10' Utility Easement for Clubhouse (descriptions below).
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.
Bobcat Trail
Drainage Easement 10
Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A strip of land for drainage easement purposes 20 feet wide, lying in Section 30, Township 39 South, Range 22 East, City of North Port Sarasota County, Florida, which strip is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E for 2049.70 feet; thence run S 89°49'54" E for 297.89 feet to the Point of Beginning of the herein described strip.
From said Point Of Beginning run N 26°50'02" E for 20.00 feet; thence run S 63°09'58" E 190.00 feet; thence run S 26°50'02" W for 20.00 feet; thence run N 63°09'58" W for 190.00 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06' E.
Bobcat Trail
Drainage Easement 11
Section 30, Township 39 South, Range 22 East City Of North Port, Sarasota County, Florida.
A strip of land for drainage easement purposes 29 feet wide, lying in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E for 1783.73 feet; thence run S 89°49'54" E for 270.49 feet to the Point of Beginning of the herein described strip.
From said Point of Beginning run N 84°51'59" E for 112.12 feet; thence run S 26°50'02" W for 23.58 feet; thence run S 84°21'59" W for 78.22 feet; thence run Northwesterly along the arc of a curve to the left of radius 700.00 (delta 02°23'56") (chord bearing N 52°05'41" W) (chord 29.30 feet) for 29.31 feet to the Point of Beginning.
Bearings hereinabove mention are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.
Bobcat Trail
Drainage Easement 20
Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A strip of land for drainage easement purposes 20 feet wide lying in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E for 1583.32 feet; thence run 5 89°49'54" E for 609.54 feet to the Point of Beginning of the herein described strip.
From said Point of Beginning run S 51°40'03" E for 20.01 feet; thence run S 36°50'06" W for 121.99 feet; thence run N 39°09'45" W for 20.61 feet; thence run N 36°50'06" E for 117.53 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.
Bobcat Trail
Drainage Easement 21
Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A strip of land for drainage easement purposes 20 feet wide lying in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip in described as follows:
From the Southwest corner of said Section 30 run N 00° 10' 06" E for 1186.04 feet; thence run S 89°49'54" E for 1304.28 feet to the Point of Beginning of the herein described strip.
From said Point of Beginning run S 80°13'38" E for 20.00 feet; thence run S 09°18'00" W for 275.14 feet; thence run N 77°01'40" W for 20.04 feet; thence run N 09°18'00" E for 274.02 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.
Sanitary Sewer Easement for Clubhouse Bobcat Trail Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A strip of land for sanitary sewer easement purposes for the Clubhouse within Bobcat Trail, in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, lying within 10.00 feet either side of the following described centerline:
From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said Section for 1218.41 feet; thence run S 89°45'54" E for 1511.75 feet to the Point of Beginning of the herein described centerline.
From said Point of Beginning run S 19°56'07" E for 11.99 feet to a Northwesterly line of Recreation Space "A"; thence continue S 19°56'07" E for 372.27 feet to a Southeasterly line of said, Recreation Space "A"; thence continue S 19°56'07" E for 2.36 feet; thence run S 32°10'11" E for 217.60 feet; thence run S 23°35'01" W for 5.50 feet to an intersection with a curved Northeasterly line of Bobcat Trail as shown on plat recorded in Plat Book 39 at Page 21, Sarasota County Records and the end of the herein described centerline. The side lines lengthening and shortening to intersect said Northeasterly line of Bobcat Trail.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.
A Non-Exclusive Easement
GTE Florida, Inc.
Bobcat Trail
Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A tract or parcel of land for a non-exclusive easement for GTE Florida, Inc. in proposed Bobcat Trail, lying in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which tract or parcel is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 719.56 feet; thence run S 89°49'54" E for 1722.28 feet to the Point of Beginning of the herein described parcel.
From said Point of Beginning run N 55°08'18" E for 50.37 feet; thence run S 34°51'42" E for 60.00 feet; thence run S 55°08'18" W for 30.00 feet; thence run N 34°51'42" W for 30.00 feet; thence run S 55°08'18" W for 19.43 feet; thence run Northwesterly along the arc of a curve to the left of radius 415.00 feet (delta 04°58'25") (chord bearing N 36°21'25" W) (chord 36.01 feet) for 36.02 feet to the Point of Beginning of the herein described parcel.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.
10 Foot Utility Easement For Clubhouse Bobcat Trail Section 30, Township 39 South, Range 21 East City of North Port, Sarasota County, Florida.
A strip of land for utility purposes for the Clubhouse within Bobcat Trail, lying in Section 30, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, lying 5.00 feet either side of the following described line:
From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 726.09 feet; thence run S 89°49'54" E for 1779.21 feet to a point on the Northeasterly line of a "Non-exclusive Easement for GTE Florida, Inc.", and the Point of Beginning of the herein described centerline. From said Point of Beginning run N 24°21'45" E for 49.97 feet; thence run N 02°43'35" W for 96.63 feet; thence run N 05°04'36" E for 16.37 feet to a Southwesterly line of Recreational Space "A"; thence continue N 05°04'36" E for 289.32 feet to a Northeasterly line of Recreational Space "A"; thence continue N 05°04'36" E for 108.38 feet to the end of the herein described centerline. The side lines lengthening and shortening to intersect with the Northeasterly line of the "Non-exclusive Easement for GTE Florida, Inc.",
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.
Golf "5"
Bobcat Trail
Sections 30 and 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A portion of the golf course within Bobcat Trail in Sections 30 and 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E for 215.13 feet; thence run S 89°49'54" E for 2770.50 feet to the Point of Beginning of the herein described portion. From said Point of Beginning run around said portion the following courses: N 87°54'53" E for 254.89 feet; S 32°34'53" E for 164.78 feet; S 70°35'14" W for 108.16 feet; S 05°32'29" W for 75.00 feet; N 84°27'31" W for 108.28 feet Northwesterly along the arc of a curve to the left of radius 510.00 feet (delta 29°47'31") (chord bearing N 28°49'33" W) (chord 262.21 feet) for 265.18 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.
Golf "6"
Bobcat Trail
Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida. A portion of the golf course within Bobcat Trail in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Northwest corner of said Section 31 run S 00°10'06" W for 352.72 feet; thence run S 89°49'54" E for 2865.76 feet to the Point of Beginning of the herein described portion.

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SECOND INSERTION

From said Point of Beginning run around said portion the following courses: S 84°27'31" E for 348.61 feet; thence run Southeasterly along the arc of a curve to the right of radius 25.00 feet (delta 29°47'31") (chord bearing N 28°49'33" W) (chord 262.21 feet) for 265.18 feet to a point of reverse curvature; thence run Southeasterly, Easterly and Northeasterly along the arc a curve to the left of radius 190.00 feet (delta 64°51'17") (chord bearing N 88°01'23" E) (chord 203.77 feet) for 215.07 feet; S 23°27'39" E for 78.50 feet; S 72°43'34" E for 68.82 feet; N 85°18'40" E for 192.20 feet; S 18°21'03" E for 133.98 feet; S 34°56'32" E for 154.32 feet; S 08°50'30" E for 135.71 feet; N 72°21'52" E for 144.55 feet; N 01°29'29" W for 119.98 feet and N 75°37'47" E for 91.64 feet Southwesterly along the arc of a curve to the right of radius 700.00 feet (delta 33°20'37") (chord bearing S 04°21'01" W) (chord 401.65 feet) for 407.37 feet; N 63°36'42" W for 298.40 feet Northwesterly along the arc of a curve to the left of radius 370.00 feet (delta 11°03'38") (chord bearing N 57°11'45" W) (chord 71.32 feet) for 71.43 feet to a point of tangency; N 62°43'34" W for 304.63 feet to a point of curvature; Northwesterly, Westerly and Southwesterly along the arc of a curve to the left of radius 670.00 feet (delta 48°08'01") (chord bearing N 86°47'35" W) (chord 546.45 feet) for 562.86 feet Northwesterly along the arc of a curve to the left of radius 800.00 feet (delta 18°04'12") (chord bearing N 43°42'43" W) (chord 251.26 feet) for 252.30 feet; N 36°06'41" E for 34.92 feet; N 53°53'19" W for 140.00 feet; N 36°06'41" E for 20.00 feet; S 53°53'19" E for 140.00 feet; N 36°06'41" E for 69.59 feet to a point of curvature Northeasterly along the arc of a curve to the left of radius 510.00 feet (delta 11°05'55") (chord bearing N 30°33'43" E) (chord 98.64 feet) for 98.79 feet to the Point of Beginning.

Subject to Drainage Easements 30 and 31, set out below.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Bobcat Trail

Drainage Easement 30

Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for drainage easement purposes lying in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W for 411.97 feet; thence run S 89°49'54" E for 2661.66 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning run S 53°53'19" E for 140.00 feet; thence run S 56°51'19" E for 314.53 feet; thence run S 10°34'27" E for 160.02 feet; thence run Southwesterly along the arc of a curve to the left of radius 530.00 feet (delta 02°09'44") (chord bearing S 79°25'33" W) (chord 20.00 feet) for 20.00 feet; thence run N 10°34'27" W for 140.02 feet; thence run Southwesterly along the arc of a curve to the left of radius 670.00 feet (delta 09°25'49") (chord bearing S 73°51'19" W) (chord 110.15 feet) for 110.28 feet; thence run Northwesterly along the arc of a curve to the left of radius 800.00 feet (delta 18°04'12") (chord bearing N 43°42'43" W) (chord 251.26 feet) for 252.30 feet; thence run N 36°06'41" E for 34.92; thence run N 53°53'19" W for 140.00 feet; thence run N 36°06'41" E for 20.00 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 31, Township 39 South, Range 22 East to bear N 00°10'06" E.

Bobcat Trail

Drainage Easement 31

Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for drainage easement purposes 20 feet wide lying in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W along the West line of said section for 461.21 feet; thence run S 89°49'54" E for 3666.23 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning run N 85°18'40" E for 20.00 feet; thence run S 04°43'34" E for 408.46 feet; thence run S 27°16'26" W for 152.87 feet; thence run N 62°43'34" W for 20.00 feet; thence run N 27°16'26" E for 147.13 feet; thence run N 04°43'34" W for 402.73 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 31, Township 39 South, Range 22 East to bear N 00°10'06" E.

Golf "7"

Bobcat Trail

Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W along the West line of said Section for 39.11 feet; thence run S 89°49'54" E for 2102.64 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run around said portion the following courses: N 79°11'11"E for 207.04 feet; thence run S 57°30'10" E for 195.26 feet; S 04°39'48" E for 65.14 feet; N 85°37'35" E for 237.10 feet Southwesterly along the arc of a curve to the right of radius 310.00 feet (delta 33°45'59") (chord bearing S 19°13'41" W) (chord 180.06 feet) for 182.69 feet to a point of tangency; S 36°06'41" W for 124.35 feet; N 53°53'19" W for 478.27 feet to a point of curvature Northwesterly along the arc of a curve to the right of radius 460.00 feet (delta 10°57'39") (chord bearing N 48°24'30" W) (chord 87.87 feet) for 88.00 feet to a point of tangency; N 30°08'43" W for 49.94 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "8"

Bobcat Trail

Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Southwest corner of said Section 30 run N 00° 10' 06" E along the West line of said section for 122.90 feet; thence run S 89°49'54" E for 1873.76 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run N 10°18'55" W for 329.94 feet to a point of curvature; thence run Northeasterly along the arc of a curve to the right of radius 25.00 feet (delta 90°00'00") (chord bearing N 34°41'05" E) (chord 35.36 feet) for 39.27 feet; S 10°18'55" E for 140.00 feet; N 79°41'05" E for 28.41 feet to a point of curvature Northeasterly along the arc of a curve to the right of radius 130.00 feet (delta 10°52'50") (chord bearing N 85°07'30" E) (chord 24.65 feet) for 24.69 feet; S 19°27'22" E for 197.52 feet and S 70°32'38" W for 110.74 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "9"

Bobcat Trail

Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W for 688.86 feet; thence run S 89°49'54" E for 1491.37 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run the following courses around said portion; N 21°25'18" E for 65.41 feet; S 66°47'28" E for 192.57 feet; N 89°13'34" E for 153.49 feet and N 59°27'03" E for 65.05 feet; thence run Southeasterly along the arc of a curve to the left of radius 190.00 feet delta 35°46'46") (chord bearing S 48°26'20" E) (chord 116.73 feet) for 118.65 feet to a point of tangency; S 66°19'43" E for 384.45 feet; S 64°55'10" E for 402.93 feet Southerly along the arc of a curve to the right of radius 460.00 feet (delta 30°30'41") (chord bearing S 01°42'35" W) (chord 242.08 feet) for 244.96 feet; N 59°20'06" W for 473.37 feet; N 52°26'33" W for 118.79 feet; S 80°45'26" W for 189.35 feet; N 31°37'03" W for 88.43 feet; N 65°44'03" W for 162.10 feet; N 23°38°31' W for 60.26 feet and N 64°27'11" W for 333.62 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "10"

Bobcat Trail

Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W along the West line of said section for 1575.70 feet; thence run S 89°49'54" E for 2456.33 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run the following courses around said portion; N 30°42'17" E for 148.02 feet; N 64°18'24" E for 158.02 feet; S 24°15'00" W for 268.03 feet North and N 65°45'00" W for 118.33 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "11"

Bobcat Trail

Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W along the West line of said section for 896.13 feet; thence run S 89°49'54" E for 935.81 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run the following courses around said portion; N 24°15'00" E for 198.60 feet; thence run Northeasterly along the arc of a curve to the left of radius 450.00 feet (delta 03°13'42") (chord bearing N 67°59'37" E) (chord 25.35 feet) for 25.36 feet; S 67°09'35" E for 214.55 feet; S 01°16'25" W for 183.60 feet; S 65°53'14" E for 99.84 feet; N 49°13'32" E for 183.21 feet; S 64°50'52" E for 620.60 feet; S 75°10'46" E for 112.58 feet; S 55°22'00" E for 400.57 feet; S 29°52'01" W for 158.17 feet; N 65°45'00" W for 1589.33 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "12"

Bobcat Trail

Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W along the West line of said section for 580.25 feet; thence run S 89°49'54" E for 1181.64 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run the following courses around said portion: Northeasterly and Northerly along the arc of a curve to the left of radius 450.00 feet (delta 43°24'42") (chord bearing N 15°33'15" E) (chord 332.86 feet) for 340.95 feet to the point of reverse curvature; thence run Northwesterly along the arc of a curve to the right of radius 280.00 feet (delta 06°38'48") (chord bearing N 02°49'42" W) (chord 32.46 feet) for 32.48 feet; S 85°35'37" E for 126.45 feet; S 00°48'08" E for 154.42 feet; S 36°25'38" W for 81.86 feet; S 06°01'52" W for 161.25 feet and N 76°04'54" W for 154.89 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "13"

Bobcat Trail

Sections 30 and 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Sections 30 and 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W for 258.87 feet; thence run S 89°49'54" E for 1557.10 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run N 15°31'22" W for 312.06 feet; thence run N 72°16'39" E for 12.65 feet; thence run Northeasterly along the arc of a curve to the right of radius 1850.00 feet (delta 07°24'26") (chord bearing N 75°58'52" E) (chord 239.00 feet) for 239.17 feet to the point of tangency; N 79°41'05" E for 65.61 feet; N 10°18'55" W for 120.00 feet; N 79°41'05" E for 6.86 feet to a point of curvature; thence run Southeasterly along the arc of a curve to the right of radius 25.00 feet (delta 90°00'00") (chord bearing S 55°18'55" E) (chord 35.36 feet) for 39.27 feet to a point of tangency; S 10°18'55" E for 104.94 feet; Southeasterly along the arc of a curve to the left of radius 660.00 feet (delta 00°50'00") (chord bearing S 10°43'55" E) (chord 9.60 feet) for 9.60 feet; S 78°51'05" W for 120.00 feet; Southeasterly along the arc the of a curve to the left of radius 780.00 feet (delta 12°07'24") (chord bearing S 17°12'37" E) (chord 164.73 feet) for 165.04 feet; S 15°41'49" W for 12.90 feet to a point of curvature; Southwesterly along the arc of a curve to the left of radius 920.00 feet (delta 14°53'03") (chord bearing S 46°41'51" W) (chord 238.32 feet) for 238.99 feet to a point of compound curvature; thence run Southwesterly along the arc of a curve to the left of radius 190.00 feet (delta 03°27'31") (chord bearing S 37°31'34" W) (chord 11.47 feet) for 11.47 feet; to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Golf "14"

Bobcat Trail

Sections 30 and 31 Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Sections 30 and 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Southwest corner of said Section 30 run N 00°10'06" E for 488.39 feet; thence run S 89°49'54" E for 806.13 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run the following courses around said portion: Southeasterly, Easterly and Northeasterly along the arc of a curve to the left of radius 220.00 feet (delta 60°32'04") (chord bearing N 83°02'59" E) (chord 221.77 feet) for 232.44 feet; S 36°52'47" E for 77.98 feet; N 69°30'22" E for 425.97 feet; N 48°49'31" E for 165.27 feet; S 77°49'24" W for 168.36 feet; S 10°45'16" W for 59.67 feet; S 89°14'15" W for 116.88 feet; S 69°49'37" W for 99.87 feet; S 54°27'37" W for 129.59 feet; S 50°59'28" W for 354.36 feet; S 24°04'55" W for 58.89 feet; S 69°07'45" W for 99.72 feet; S 88°47'04" W 50.71 feet; S 37°06'54" E for 93.93 feet; S 25°43'10" W 115.11 feet; S 73°36'57" W for 85.11 feet; N 43°06'39" W for 143.37 feet; S 47°01'58" W for 115.53 feet; S 40°17'13" E for 164.90 feet; N 77°56'53" E for 308.13 feet; S 48°46'58" E for 120.00 feet; Southwesterly along the arc of a curve to the right of radius 270.00 feet (delta 06°44'40") (chord bearing S 44°35'22" W) (chord 31.76 feet) for 31.78 feet; N 42°02'17" W for 120.00 feet; Southeasterly along the arc of a curve to the left of radius 580.00 feet (delta 06°06'26") (chord bearing S 03°05'53" E) (chord 61.79 feet) for 61.82 feet to a point of reverse curvature; thence run Southerly, Southwesterly, Westerly and Northwesterly along the arc the of a curve to the right of radius 150.00 feet (delta 120°24'06") (chord bearing S 54°02'57" W) (chord 260.33 feet) for 315.21 feet to a point of tangency; N 65°45'00" W for 440.75 feet to a point of curvature; Northwesterly along the arc of a curve to the right of radius 180.00 feet (delta 20°55'58") (chord bearing N 55°17'01" W) (chord 65.40 feet) for 65.76 feet; N 73°43'36" E for 115.97 feet to a point of curvature; Northeasterly along the arc of a curve to the left of radius 400.00 feet (delta 57°29'24") (chord bearing N 44°58'54" E) (chord 384.73 feet) for 401.36 feet to a point of tangency; N 16°14'12" E for 428.24 feet to the Point of Beginning.

Subject to Drainage Easements 18, 25 and 27, set out below.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.

Bobcat Trail

Drainage Easement 18

Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for drainage easement purposes 30 feet wide lying in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 573.15 feet; thence run S 89°49'54" E for 1390.09 feet to the Point of Beginning of the herein described strip.

From said Point of Beginning run N 69°30'22" E for 31.16 feet; thence run S 04°48'08 E for 105.51 feet; thence run S 89°14'15" W for 4.67 feet; thence run S 69°49'37" W for 26.29; thence run N 04°48'08" W for 103.73 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.

Bobcat Trail

Drainage Easement 25

Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for drainage easement purposes 20 feet wide lying in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W along the West line of said section for 27.69 feet; thence run S 89°49'54" E for 482.26 feet to the Point of Beginning of the herein described strip.

From said Point of Beginning run Northeasterly along the arc of a curve to the left of radius 280.00 feet (delta 04°05'36") (chord bearing N 48°22'33" E) (chord 20.00 feet) for 20.00 feet; thence run S 41°37'27" E for 156.94 feet; thence run S 47°01'58" W for 20.01 feet; thence run N 41°37'27" W for 157.41 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 31, Township 39 South, Range 22 East to bear N 00°10'06" E.

Bobcat Trail

Drainage Easement 27

Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for drainage easement purposes 20 feet wide lying in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Northwest corner of said Section 31 run S 00°10'06" W along the West line of said section for 233.35 feet; thence run S 89°49'54" E for 613.79 feet to the Point of Beginning of the herein described strip.

From said Point of Beginning run S 40°17'13" E for 20.06 feet; thence run S 54°15'00" W for 141.74 feet; thence run S 24°15'00" W for 122.32 feet; thence run N 65°45'00" W for 20.00 feet; thence run N 24°15'00" E for 127.68 feet; thence run N 54°15'00" E for 145.52 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 31, Township 39 South, Range 22 East to bear N 00°10'06" E.

Golf "15"

Bobcat Trail

Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A portion of the golf course within Bobcat Trail in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:

From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 1591.21 feet; thence run S 89°49'54" E for 212.67 feet to the Point of Beginning of the herein described portion.

From said Point of Beginning run the following courses around said portion:

N 46°38'12" E for 84.65 feet to a point of curvature; Southeasterly along the arc of a curve to the right of radius 600.00 feet (delta 06°12'03") (chord bearing S 42°15'56" E) (chord 64.90 feet) for 64.94 feet to a point of tangency; S 39°09'54" E for 434.15 feet to a point of curvature; Southeasterly along the arc of a curve to the left of radius 1580.00 feet (delta 10°14'36") (chord bearing S 44°17'12" E) (chord 282.09 feet) for 282.47 feet to a point of reverse curvature; Southeasterly, Southerly and Southwesterly along the arc of a curve to the right of radius 25.00 feet (delta 88°02'10") (chord bearing S 05°23'24" E) (chord 34.74 feet) for 38.41 feet to a point of tangency; S 38°37'41" W for 6.76 feet to a point of curvature; Southwesterly along the arc of a curve to the left of radius 210.00 feet (delta 01°52'53") (chord bearing S 37°41'14" W) (chord 6.90 feet) for 6.90 feet; N 53°15'12" W for 120.00 feet; Southwesterly along the arc of a curve to the left of radius 330.00 feet (delta 20°30'36") (chord bearing S 26°29'30" W) (chord 117.50 feet) for 118.13 feet to a point of tangency; S 16°14'12" W for 858.94 feet to a point of curvature; Southwesterly along the arc of a curve to the right of radius 100.00 feet (delta 57°29'24") (chord bearing S 44°58'54" W) (chord 96.18 feet) for 100.34 feet to a point of tangency; S 73°43'36" W for 137.84 feet; N 16°16'24" W for 15.00 feet; 5 73°43'36" W for 120.00 feet; N 16°16'24" W for 33.41 feet; N 73°43'36" E for 120.00 feet; N 16°16'24" W for 96.64 feet to a point of curvature; Northwesterly and Northerly along the arc of a curve to the right of radius 380.00 feet (delta 32°30'36") (chord bearing N 00°01'06" W) (chord 212.73 feet) for 215.61 feet to a point of tangency; N 16°14'12" E for 450.86 feet to a point of curvature; Northeasterly, Northerly and Northwesterly along the arc of a curve to the left of radius 600.00 feet (delta 27°04'26") (chord bearing N 02°41'58" E) (chord 280.89 feet) for 283.52 feet to a point of tangency; N 10°50'15" W for 421.62 feet to the Point of Beginning.

Subject to Drainage Easement 23 and Easement for Lift Station "B" (descriptions below).

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06 E.

Bobcat Trail

Drainage Easement 23

Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A strip of land for drainage easement purposes lying in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:

From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 65.13 feet; thence run S 89°49'54" E for 70.54 feet to the Point of Beginning of the herein described strip.

From said Point of Beginning run N 73°43'36" E for 120.00 feet; thence run N 16°16'24" W for 10.00 feet; thence run N 73°43'36" E for 20.00 feet; thence run S 16°16'24" E for 58.41 feet; thence run S 73°43'36" W for 20.00 feet; thence run N 16°16'24" W for 20.00 feet; thence run S 73°43'36" W for 120.00 feet; thence run N 16°16'24" W for 28.41 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.

Lift Station "B" Easement

Bobcat Trail

Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.

A tract or parcel of land lying in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which tract or parcel is described as follows:

Beginning at the Southwesterly-most corner of Lot 26, Block E, Bobcat Trail, Plat Book 39 at Page 21, Sarasota County Records run N 73°43'36" E along the Southerly line of said Lot 26 for 36.00 feet; thence run S 16°16'24" E for 33.41 feet to an intersection with the Northerly line of Lot 1, Block G, said Bobcat Trail; thence run S 73°43'36" W along the Northerly line of said Lot 1 for 36.00 feet to the Northwesterly most corner of said Lot 1; thence run N 16°16'24" W along the Easterly line of Royal

Ad Continues on next page

Ad Cont'd from previous page

SECOND INSERTION

Palm Drive as shown on said Record Plat for 33.41 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the Record Plat of Bobcat Trail wherein the Easterly line of Royal Palm Drive is shown to bear N 16°16'24" W.
Golf "16"
Bobcat Trail
Sections 25 and 36, Township 39 South, Range 21 East City of North Port, Sarasota County, Florida.
A portion of the golf course within Bobcat Trail in Sections 25 and 36, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Southeast corner of said Section 36 run S 00°10'06" W along the East line of said section for 61.77 feet; thence run N 89°49'54" W for 1181.64 feet to the Point of Beginning of the herein described portion.
From said Point of Beginning run the following courses around said portion: S 16°16'24" E for 119.89 feet; S 24°15'00" W for 208.12 feet; N 65°45'00" W for 699.24 feet to a point of curvature; thence run Northwesterly and Northerly along the arc of a curve to the right of radius 25.00 feet (delta 89°10'31") (chord bearing N 21°10'10" W) (chord 35.10 feet) for 38.91 feet to a point of reverse curvature; thence run Northeasterly along the arc of a curve to the left of radius 5100.00 feet (delta 04°41'24") (chord bearing N 21°03'58" E) (chord 417.36 feet) for 417.47 feet; S 71°16'44" E for 76.78 feet; S 22°02'16" E for 221.89 feet; S 71°30'58" W for 194.91 feet; S 11°02'44" W for 50.12 feet; S 66°15'01" W for 290.48 feet; S 19°12'41" E for 56.55 feet; S 87°41'18" E for 71.85 feet; N 49°49'10" E for 124.03 feet and N 77°51'24" E for 142.73 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.
Golf "17"
Bobcat Trail
Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A portion of the golf course within Bobcat Trail in Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Southeast corner of said Section 25 run N 00°10'06" E along the East line of said section for 198.60 feet; thence run N 89°49'54" W for 149.76 feet to the Point of Beginning of the herein described portion.
From said Point of Beginning run the following courses around said portion: S 75°48'03" W for 60.89 feet; S 44°22'02" W for 102.81 feet; S 80°10'12" W for 124.36 feet; N 43°47'33" W for 54.30 feet; N 11°58'34" E for 418.69 feet; N 52°23'49" E for 118.89 feet; N 14°02'30" W for 114.56 feet; N 23°41'25" E for 96.08 feet; N 18°16'28" W for 167.43 feet; N 17°14'45" E for 393.22 feet; N 02°28'09" E for 347.75 feet and N 88°50'54" E for 102.35 feet; thence run Southerly along the arc of a curve to the left of radius 480.00 feet (delta 26°21'07") (chord bearing S 02°29'19" W) (chord 218.82 feet) for 220.77 feet to a point of tangency; thence run S 10°50'15" E for 421.62 feet to a point of curvature; thence run Southerly along the arc of a curve to the right of radius 300.00 feet (delta 27°04'26") (chord bearing S 02°41'58" W) (chord 140.44 feet) for 141.76 feet to a point of tangency, thence run S 16°14'12" W for 450.86 feet to a point of curvature; thence run Southerly along the arc of a curve to the left of radius 680.00 feet (delta 24°35'16") (chord bearing S 03°56'34" W) (chord 289.58 feet) for 291.81 feet to the Point of Beginning.
Subject to Drainage Easements 13, 14 and 17, set out below.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.
Bobcat Trail
Drainage Easement 13
Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A strip of land for drainage easement purposes 20 feet wide lying in Section 25, Township 39 South, Range 21 East and in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E for 1434.62 feet; thence run S 89°49'54" E for 49.90 feet to the Point of Beginning of the herein described strip.
From said Point of Beginning run S 10°50'15" E for 20.00 feet; thence run S 79°09'45" W for 245.45 feet; thence run N 02°28'09" E for 20.55 feet; thence run N 79°09'45" E for a 240.72 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.
Drainage Easement 14
Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A strip of land for drainage easement purposes 20 feet wide lying in Section 25, Township 39 South, Range 21 East and in Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E for 1013.67 feet; thence run N 89°49'54" W for 289.62 feet to the Point of Beginning of the herein described strip.
From said Point of Beginning run S 87°46'59" E for 415.67 feet; thence run Southwesterly along the arc of a curve to the right of radius 420.00 feet (delta 02°43'43") (chord bearing S 02°13'01" W) (chord 20.00 feet) for 20.00 feet; thence run N 87°46'59" W for 421.04 feet; thence run N 17°14'45" E for 20.71 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.
Bobcat Trail
Drainage Easement 17
Section 25, Township 39 South, Range 21 East, City Of North Port, Sarasota County, Florida.
A strip of land for drainage easement purposes 20 feet wide lying in Section 25, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, which strip is described as follows:
From the Southeast corner of said Section 25 run N 00°10'06" E along the East line of said section for 592.87 feet; thence run N 89°49'54" W for 282.95 feet to the Point of Beginning of the herein described strip.
From said Point of Beginning run S 73°45'48" E for 295.46 feet; thence run S 16°14'12" W for 20.00 feet; thence run N 73°45'48" W for 310.08 feet; thence run N 52°23'49" E for 24.77 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the East line of said Section 25, Township 39 South, Range 21 East to bear N 00°10'06" E.
Golf "18"
Bobcat Trail
Section 25, Township 39 South, Range 21 East City of North Port, Sarasota County, Florida.
A portion of the golf course within Bobcat Trail in Section 25, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Southeast corner of said Section 25 run N 00°10'06" E along the East line of said section for 1811.30 feet; thence run N 89°49'54" W for 142.71 feet to the Point of Beginning of the herein described portion.
From said Point of Beginning run S 53°31'21" W for 266.04 feet; thence run Northerly along the arc of a curve to the left of radius 5100.00 feet (delta 01°47'57") (chord bearing N 02°05'09" E) (chord 160.13 feet) for 160.14 feet; thence run S 89°29'16" E for 208.10 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.
Golf "19"
Bobcat Trail
Sections 25 and 36, Township 39 South, and Section 30, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A portion of the golf course within Bobcat Trail in Sections 25 and 36, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Southwest corner of said Section 30 run S 89°49'54" E along the South line of said section for 19.36 feet; thence run N 00°10'06" E for 26.57 feet to the Northeasterly corner of Lot 1, Block 1, Bobcat Trail, Plat Book 39 at Page 21, Sarasota County Records and the Point of Beginning of the herein described portion.
From said Point of Beginning run S 73°43'36" W along the North line of said Lot 1 for 120.00 feet; thence run N 16°16'24" W for 20.00 feet to the Southwest corner of Lot 28, Block F said Bobcat Trail; thence run N 73°43'36" E along the South line of said Lot 28 for 120.00 feet to the Southeast corner of said Lot; thence run S 16°16'24" E along the West line of Royal Palm Drive as shown on said plat for 20.00 feet to the Point of Beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East as bearing N 00°10'06" E.
Golf "20"
Bobcat Trail
Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A portion of the golf course within Bobcat Trail in Section 31, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which portion is described as follows:
From the Northwest corner of said Section 31 run S 00°10'06" E along the West line of said section for 528.90 feet; thence run S 89°49'54" E for 1068.62 feet to the Point of Beginning of the herein described portion.
From said Point of Beginning run S 48°00'40" E for 120.00 feet; thence run Southwesterly along the arc of a curve to the right of radius 450.00 feet (delta 03°13'42") (chord bearing S 43°36'11" W) (chord 25.35 feet) for 25.36 feet thence run N 44°46'58" W for 120.00 feet; thence run Northeasterly along the arc of a curve to the left of radius 330.00 feet (delta 03°13'42") (chord bearing N 43°36'11" E) (chord 18.59 feet) for 18.59 feet to the Point of Beginning.
Bearings hereinabove are based on the West line of said Section 31, Township 39 South, Range 22 East as bearing S 00°10'06" W.
Also subject to Easements set out below:
Sanitary Sewer Easement "A"
Section 30 Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A strip of land for sanitary sewer easement purposes lying in Section 25, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, which strip is described as follows:
From the Southeast corner of said Section 25 run N 00°10'06" E along the East line of said section for 2652.98 feet; thence run N 89°49'54" W for 310.01 feet to the point of beginning of the herein described strip.
From said point of beginning run S 00°10'06" W along the West line of the Bobcat Trail Golf Course for 20.50 feet; thence run S 77°28'19" W for 41.01 feet to an intersection with the East line of Toledo Blade Boulevard; thence run N 00°10'06" E for 20.50 feet to the Southwest corner of Bobcat Villas; thence run N 77°28'19" E along the South line of said Bobcat Villas for 41.01 feet to the point of beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to bear N 00°10'06" E.
Sanitary Sewer Easement "B"
Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida.
A strip of land for sanitary sewer easement purposes within Bobcat Trail Golf Course lying in Section 25, Township 39 South, Range 21 East and Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida, which strip is described as follows:
From the Southwest corner of said Section 30 run N 00°10'06" E along the West line of said section for 2878.38 feet; thence run 5 89°49'54" E for 451.88 feet to the point of beginning of the herein described parcel.
From said point of beginning run S 70°12'26" E along the South line of Villa Road for 15.59 feet; thence run S 19°47'03" W for 47.00 feet; thence run N 70°13'24" W for 9.24 feet; thence run S 36°42'18" W for 80.96 feet; thence run S 81°32'26" W for 331.16 feet; thence run S 77°28'19" W for 385.93 feet; thence run N 00°10'06" E for 20.50 feet; thence run N 77°28'19" E along the South line of Bobcat Villas for 382.13 feet; thence run N 81°32'26" E along said South line for 323.62 feet; thence run N 36°42'18" E along said South line for 115.75 feet to the point of beginning.
Bearings hereinabove mentioned are based on the West line of said Section 30, Township 39 South, Range 22 East to Bear N 00°10'06" E.
Addition to Golf 4
For Bobcat Trail (Plat Book 39, Pages 21 Through 21 N) Section 30, Township 39 South, Range 22 East, City of North Port, Sarasota County, Florida.
A tract or parcel of and lying in Section 30, Township 39 South, Range 22 East, as recorded in Plat Book 39, Pages 21 through 21N, Public Record of Sarasota County, Florida, more particularly described as follows:
From the Southwesterly corner common with Lot 16 and Lot 17, Block D of said Plat, run S 32°12'36" W for 303.16 feet to the Northeasterly line of Golf 4; thence Northwesterly, Northeasterly and Southeasterly along Golf 4 the following 3 courses: N 51°40'03" W for 78.63 feet; N 26°50'02" E for 248.04 feet; S 83°02'29" E for 112.12 feet to the Point of Beginning.
Bearings based on the Westerly line of said Lot 16 as S 32°12'36" W per Record Plat.
Addition to Golf 9
For Bobcat Trail (Plat Book 41, Pages 6 through 6 G) Sections 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A tract or parcel of land lying in Section 31, Township 39 South, Range 22 East, as recorded in Plat Book 41, Pages 6 through 6 G, Public Record of Sarasota County, Florida, more particularly described as follows:
From the Southwesterly corner common with Lot 7 and Lot 8, Block L of said Plat, run S 11°52'28" W for 170.27 feet to the most Northwesterly corner of Golf 9 and the Point of Beginning.
From said Point of Beginning run S 21°25'18" W along Golf 9 for 65.41 feet; thence N 69°36'49" W leaving Golf 9 for 59.42 feet; thence N 28°37'11" E for 60.46 feet; thence S 75°43'41" E for 52.24 feet to the Point of Beginning.
Bearings based on the Westerly line of said Lot 8 as S 61°20'06" W per Record Plat.
Addition to Golf 11
For Bobcat Trail (Plat Book 41, Pages 6 through 6 G) Section 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A tract or parcel of land lying in Section 31, Township 39 South, Range 22 East, as recorded in Plat Book 41, Pages 6 through 6 G, Public Record of Sarasota County, Florida, more particularly described as follows:
From the Southeasterly corner common with Lot 23 and Lot 24, Block I of said Plat, run S 58°08'25" W for 50.77 to the Point of Beginning. From said Point of Beginning run S 72°51'45" E for 221.12 feet; thence S 01°03'31" W for 207.89 feet to the Northerly line of Golf 11; thence Northwesterly, Northeasterly and Northwesterly along Golf 11 the following three courses: N 65°53'14" W for 15.13 feet; N 01°16'25" E for 183.60 feet and N 67°09'35" W for 214.55 feet to the Point of Beginning.
Bearings based on the Southwesterly line of said Lot 24 as S 35°05'15" E per Record Plat.
Addition to Golf 9 & 11
For Bobcat Trail (Plat Book 41, Pages 6 through 6 G) Sections 31, Township 39 South, Range 22 East City of North Port, Sarasota County, Florida.
A tract or parcel of land lying in Section 31, Township 39 South, Range 22 East, as recorded in Plat Book 41, Pages 6 through 6 G, Public Record of Sarasota County, Florida, more particularly described as follows:
From the Southwesterly corner common with Lot 4 and Lot 5, Block M of said Plat, run S 30°56'04" W for 202.82 feet to the Southwesterly line of Golf 9 and the Point of Beginning; thence Southeasterly and Northeasterly along Golf 9 the following 3 courses: S 65°44'03" E for 105.6 feet (Deed) 110.64 feet (calculated); S 31°37'03" E for 88.43 feet; N 80°45'26" E for 23.97 feet; thence S 23°44'30" W departing said Southwesterly line for 66.48 feet; thence S 14°20'06" E to the Northeasterly line of Golf 11 for 68.94 feet; thence N 64°50'52" W along said Northeasterly line for 254.36 feet; thence N 57°44'51" E departing said Northeasterly line of Golf 11 for 69.27 feet; thence N 27°43'40" E for 44.98 feet; thence N 09°56'05" W for 60.59 feet to the Point of Beginning.
Bearings based on the Westerly line of said Lot 5 as S 30°56'04" W per Record Plat.
Together with the right to use the easements described in the Amended and Restated Master Declaration of Protective Covenants, Conditions and Restrictions for Bobcat Trail, recorded in Official Records Instrument No. 2003099317 as amended in Official Records Instrument No. 2010023621.
Together with Access Easement recorded in Official Records Instrument No. 2001172494

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 April 16, 2025.
HENDERSON, FRANKLIN,
STARNES & HOLT, P.A.
Attorneys for Plaintiff
Post Office Box 280
Fort Myers, Florida 33902-0280
Telephone: 239.344.1116 /
Facsimile: 239.344.1509
Email:
shannon.puopolo@henlaw.com
Secondary: jeanne.culek@henlaw.com
By: /s/ Shannon M. Puopolo
Shannon M. Puopolo
Florida Bar No. 0070359
April 25; May 2, 2025 25-00767S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2025CP001007NC
IN RE: ESTATE OF
MICHAEL OATSVALL

The administration of the estate of Michael Oatsvall, deceased, whose date of death was September 28, 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. 732.2211, 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 April 25, 2025.

Personal Representative:
s/ Kelly Oatsvall
Kelly Oatsvall
6014 99th Street East
Bradenton, FL 34202
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
April 25; May 2, 2025 25-00795S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT IN AND
FOR SARASOTA COUNTY,
FLORIDA
File No. 582025CP001424XXXANC
Probate Division
IN RE: ESTATE OF
SHARON A. SCHAEFFER,
Deceased.

The administration of the estate of SHARON A. SCHAEFFER, deceased, whose date of death was February 2, 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 April 25, 2025.

Personal Representative:
Lauren S. Crump
521 Regal Lane
Bolingbrook, IL 60490
Attorney for
Personal Representative:
Philip L. Schwartz, Esq.
Florida Bar Number: 826154
Schwartz|White
2000 Glades Rd., Suite 208
Boca Raton, Florida 33431
Telephone: (561) 391-9943
April 25; May 2, 2025 25-00794S

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--- ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CA004901NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.
CHRISTINE RAMROOP; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF CHRISTINE RAMROOP, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Monday, June 9, 2025, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 14, Block 2201, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of Sarasota County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2024-CA-004901-NC.

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 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.

ALBERT J. TISEO, JR., ESQUIRE
Florida Bar Number 0323240
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
(941) 625-6666 Telephone
(941) 625-0660 Facsimile
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
April 25; May 2, 2025 25-00807S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24CA4922NC
DIVISION "C"
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.
KWABENA YEBOAH-ASUAMAH; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF KWABENA YEBOAH-ASUAMAH, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, June 10, 2025, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 2, Block 2280, Forty-Seventh Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page 46, 46A through 46Z, inclusive, of the Public Records of Sarasota County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2024-CA-004922-NC.

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 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.

ALBERT J. TISEO, JR., ESQUIRE
Florida Bar Number 0323240
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
(941) 625-6666 Telephone
(941) 625-0660 Facsimile
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
April 25; May 2, 2025 25-00810S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24CA4909NC
DIVISION "C"
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.
ALBERT BURKE and KARLENE D. WALCOTT-BURKE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF ALBERT BURKE; and UNKNOWN SPOUSE OF KARLENE D. WALCOTT-BURKE, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, June 10, 2025, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

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

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2024-CA-004909-NC.

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 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.

ALBERT J. TISEO, JR., ESQUIRE
Florida Bar Number 0323240
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
(941) 625-6666 Telephone
(941) 625-0660 Facsimile
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
April 25; May 2, 2025 25-00811S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24CA004915NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.
TAMIKA M. FRASER and KALI SHELTON; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF TAMIKA M. FRASER; and UNKNOWN SPOUSE OF KALI SHELTON, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Monday, June 9, 2025, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

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

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2024-CA-004915-NC.

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 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.

ALBERT J. TISEO, JR., ESQUIRE
Florida Bar Number 0323240
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
(941) 625-6666 Telephone
(941) 625-0660 Facsimile
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
April 25; May 2, 2025 25-00809S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-004025
Division NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2022-RP3 Plaintiff, vs.
MELISSA ANNE MARTIN, MISSION LAKES OF VENICE CONDOMINIUM ASSOCIATION, INC, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 10, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

UNIT 268, BUILDING 13, MISSION LAKES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1498, PAGE 783 AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 18, PAGE 24, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 320 MISSION TRL N #F, VENICE, FL 34285; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on May 28, 2025 at 9:00 A.M..

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

If you are a person with a disability who needs any accommodation in 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 April 21, 2025
By:/s/ David R. Byars
David R. Byars
Attorney for Plaintiff
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2323087/CMP
April 25; May 2, 2025 25-00791S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24CA3857NC
DIVISION "C"
NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.
LATOYA WHITE; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF LATOYA WHITE, Defendants.

NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Tuesday, June 10, 2025, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 43, Block 629, Replat of a Portion of the 14th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page 9, of the Public Records of Sarasota County, Florida

The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2024-CA-003857-NC.

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 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.

ALBERT J. TISEO, JR., ESQUIRE
Florida Bar Number 0323240
GOLDMAN, TISEO & STURGES, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
(941) 625-6666 Telephone
(941) 625-0660 Facsimile
atiseo@gtslawfirm.com
lbaird@gtslawfirm.com
Attorney for Plaintiff
April 25; May 2, 2025 25-00808S

SECOND INSERTION

Notice of Public Sale:
The LockUp Self Storage at 845 N. Tamiami Trail, Nokomis, FL 34275 will sell the contents of the following unit to satisfy a lien to the highest bidder on May 21st, 2025 by 11am, at www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #1012 – Ryan Clapham – Furniture, two TVs, boxes and totes with personal affects, patio chairs, patio umbrella, fishing poles. Unit #1111 – Stacy Clapham – Wheel chairs, walker, folding chairs, clothes rack w/ clothes, suitcase. Unit #2427 – Lorine Ferree – Tool box, bins with personal affects, cookware, vacuum.
April 25; May 2, 2025 25-00780S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY
CASE NUMBER: 2015 DR 004336 NC
PATRICK DENNIS, Petitioner/Former Husband, vs.
CLAUDIA DENNIS, Respondent/Former Wife.

TO: Patrick Dennis (last known address: 800 West Ave., #1001, Miami Beach, FL 33139)

You are notified that an action for enforcement of a Marital Settlement Agreement has been filed against you by Claudia Dennis. Specifically, Claudia Dennis is seeking to restore her right to your retirement benefits. You are required to appear at mediation scheduled for May 20, 2025, at 9:30 am a zoom link will be provided to you by contacting Attorney Delpech. You may also serve a copy of your written defenses, if any, to Melinda Delpech, Esq., 1543 Second Street, Sarasota, Florida 34236 with a copy to Sarasota County Clerk of Court, 2000 Main Street, Sarasota, Florida 34237

Copies of all court documents in this action are available at the Clerk of Court's office in Sarasota, Florida. You may review these documents upon request. You must keep the Clerk of the Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: April 15, 2025
KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
April 25; May 2, 9, 16, 2025
25-00771S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001045 NC
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.
ROBERT BARRY RUSH AND SHIRLEY J. RUSH, ET AL., DEFENDANT(S).

TO: Unknown Spouse of Charles J. Palmeri
Last Known Address: 229 St. James Park Osprey, Florida, FL 34229
Current Residence: UNKNOWN

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

Lot 142, OAKS I SINGLE FAMILY, PLAT OF OAKS, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 48, of the Public Records of Sarasota County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before May 27, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 the seal of this Court this 17 day of April, 2025.
KAREN E. RUSHING
As Clerk of Court
(SEAL) By: G. Kopinsky
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
April 25; May 2, 2025 25-00772S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 001526 NC
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006 HE1, Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARJORIE J. DINSMORE A/K/A MARJORIE DINSMORE A/K/A MARJORIE JEAN DINSMORE, DECEASED; DEBORAH K. GETCHELL A/K/A DEBORAH KAY GETCHELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARJORIE J. DINSMORE A/K/A MARJORIE DINSMORE A/K/A MARJORIE JEAN DINSMORE, DECEASED; SAMANTHA M. DINSMORE, AS NATURAL GUARDIAN OF THE MINOR CHILD, ARD; SAMANTHA M. DINSMORE, AS NATURAL GUARDIAN OF THE MINOR CHILD, HLD; CITY OF SARASOTA, FLORIDA, Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Marjorie J. Dinsmore a/k/a Marjorie Dinsmore a/k/a Marjorie Jean Dinsmore, deceased
280 Holly Road, Venice
Florida 34293

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

LOTS 3267 AND 3268, SOUTH VENICE, UNIT NO. 11, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 47, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Street Address: 280 Holly Road, Venice, Florida 34293

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before May 27, 2025, and file the original with the Clerk of this Court, 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 April 16, 2025.
Karen E. Rushing
Clerk of said Court
(SEAL) By: G. Kopinsky
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400071
April 25; May 2, 2025 25-00768S