Public Notices

Business Observer

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PAGE 29 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** MAY 9 - MAY 15, 2025

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that United Seating and Mobility, L.L.C., 8250 Vicela Dr., Sarasota, FL 34240, desiring to engage in business under the fictitious name of Numotion, with its principal place of business in the State of Florida in the County of Sarasota, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

May 9, 2025 25-00911S

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Triumph Construction, located at 1496 Nordendale Blvd, in the City of North Port, County of Sarasota, State of FL, 34288, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 6 of May, 2025.
Liliya Buzey, Nikolay Sinyuk
1496 Nordendale Blvd
North Port, FL 34288

May 9, 2025 25-00912S

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Ascendia Insurance Solutions located at 5127 Ocean Blvd in the County of Sarasota, in the City of Sarasota, Florida 34242 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Sarasota, Florida, this 5th day of May, 2025.
ATTN L, LLC

May 9, 2025 25-00900S

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 Loveland Living located at 2875 East Venice Ave in the City of Venice, Sarasota County, FL 34292 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of May, 2025.
Loveland Legacy
Patrick Guerin, III

May 9, 2025 25-00909S

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 ASBA located at 2750 STICKNEY POINT RD STE 203 in the City of SARASOTA, Sarasota County, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of May, 2025.
Dominique Israileff

May 9, 2025 25-00894S

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that Florida Property Wash, Inc., a Florida corporation, desiring to engage in business under the fictitious name of "Royal Tide Property Wash" located primarily at 13118 State Road 64 East 307, Bradenton, Florida 34212, Manatee County, and also operating within Sarasota County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 5th day of May 2025.

May 9, 2025 25-00910S

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 7600 Claxstrauss Dr., Sarasota, FL, 34240 Randi King- Grill, Portable Charger, Trunk, Tire, Bubble Wrap Miscellaneous Goods. Charlene Steed- Desk, Wood Headboards, Footboards, Metal Headboard, Bed Frame Pieces, Box spring. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

May 9, 16, 2025 25-00864S

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 8901 S Tamiami Trail, Sarasota, FL, 34238 Ivan Lara- Bird cages, space heater, fans, luggage, shelving, hand dolly, ladders, hose reel, boxes . All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

May 9, 16, 2025 25-00865S

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 335 South Beneva Road, Sarasota, FL, 34232 Robert Hunter - Video Arcade Game Consoles. Robert Hunter - Video Game Arcade Consoles. Fredda Pohl- Catering Goods, Plastic Totes, Serving Trays, Chafing Dishes, Coolers, Shelves, Miscellaneous Boxes, Bread Rack, Dishes, Baking Pans, Paper Containers, Decoration Rack on Wheels, Coffee Maker. Katherine Laird - Cable Adaptor Boxes, Various Miscellaneous Boxes, Shelves, Aluminum Ramp, Metal Bowls, Pots, Various Tools. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

May 9, 16, 2025 25-00863S

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
A111 - Grant, Daryn L; A157 - sexton, Russell; A159 - Murdock, Toby; B104 - Rosema, Tina; B144 - Ifill, Lystra; B153 - Allender, Christian M; B161 - walsh, David; B246 - Courtney, Mason; C101 - Campbell, Detroit; C119 - Sostre, Veronica; C229 - Coreas, Daniel; D128 - bordner, Amanda; E123 - ROSINE, BRITTNEY; E124 - Foos, Johnathan; E144 - Ecker, Kevin; E151 - Young, Ceasar; F105 - Lewis, Samantha; F142 - Evans, Ester

PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A022 - SRQ Blue Louty, Mellissa; B005 - Stillwagon, Linda; B064 - Battaglia, Robert; GE19 - Turst, John; GL05 - Lyon, Andrea; GL19 - Moore, Amanda

PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
1044 - Pelletier, Ruth; 1106 - Cole, Heidi; 2016 - Grover, Ashley; 2049 - Wallace, Jennifer; 2114 - Nevious, Carleen; 2228 - Lucia, Andrew; A332 - Jessop, Martin; B408 - kastury, Uma

PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1183 - Mechling, Alexander; 2014 - Anderson, Kent; 2029 - Maynard, Nikalya; 2129 - Wescott, Christopher; 2163 - Didlake, Winfred; 2188 - Freeman, Tracy; 2208 - Mechling, Alexander; 3006 - Willner, Samuel; 3063 - Hudspeth, Jeffery; 3097 - Grimes, Michael; 3139 - hitchingham, Amie; 3229 - Rightnour, Sara

PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
1003 - Mlynski, Mark; 1054 - Wilsey, Doreen; 1061 - Naeder, Larry; 1067 - FRANKS, LYNNE; 2002 - FRANKS, LYNNE; 2122 - Hall, Joseph; 3027 - FRANKS, LYNNE; 3119 - Leline, Ryan; 4004 - Blake, Jeff; 4017 - Bell, Erica

PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
2020 - Duval, Tamara; 3085 - Wiggins, Sharon; 3110 - Hanlin, Heather Lee

PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
B143 - Dorsey, Jerome; C167 - Lapointe, Azael; D215 - Smith, Briana; E251 - Gagliardi, Anthony; E280 - Crosby, Dalton; E381 - Madey, Deborah; E399 - Stephens, Tom; E626A - proffitt, Amanda; E627A - Dos Santos, Nicolas

PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1105 - Drayton, Lawanda; 1319 - Lima, Liat; 1602 - Foco, Almasa; 1731 - Perets, Paul; 2112 - Ford, Susan ; 2114 - Hess, Roger; 2222 - Cannon, Daniel; 2234 - Carchidi, Lillian; 2324 - Waseleski, Edward; 2614 - Mullins, Jennfier; 2812 - Duncan, Jerome L; 2821 - Cannon, Daniel; 7005 - Marcel, Michael; 7006 - Eicher, Travis

PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1010 - Huaeillas LLC Martinez, Jose; 4002 - Dougal, Savannah; 4003 - Torres, Fransicso; 4112 - Hixson, Stephen; 4122 - Cano, Jaanai; 4155 - Samaniega, Diana; 5017 - krick, Randy; 6016 - Gardner, Jennifer; 6042 - Martinez, Stephanie; 6045 - Rios, Ernesto; 6053 - Martinez, Manuel; 6058 - Frasier, Destiney; 6107 - Gaines, Ashlynn; 6149 - Kouvant, David; 6157 - Judge, Christopher; 6204 - Delgado, Adam; 6272 - Velasquez, Sandra; 6308 - Adair, Salina; 6324 - Wiley, Dan; 7002 - carnegie, Nicole; 7025 - Kirkland Hilgenfeldt, Sandi Lee; 7033 - Huaeillas LLC Martinez, Jose; 7104 - Jones, Michael; 7201 - Grimley, Gail; 7213 - rivera, Heidi; 7216 - Hodges, James; 7301 - Cuellar, Kristen; 7320 - Steger, Evan; 8003 - Hand, Nash; 9102 - storey, William craig jr; 9105 - Torres, Fransicso

PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1101 - Stephens, Thomas; 2140 - Jordan, Morgan; 2171 - Kondratovich, Alexandra; 2403 - Bruno, Alize; 2415 - Kravec, Kendall Jana; 2708 - Rivera, Eileen; 3001 - Byrd, Brady; 3106 - Moise, Daphnee; 3174 - Zevallos, David; 3714 - Johnson, Jennifer; 3721 - Deluka, Patrick

PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
F023 - Dodd, Brian; G002 - Jr, Owen Galvin; J008 - Lia, Nicole; L038 - Boyce, Micheal

PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
1004 - Grant, Larita; 1068 - hankins, Ronnie; 1115 - Fonseca, Norma; 1173 - kop, Barbara; 1210 - schwanger, Justin; 1223 - Holloman, Latoya; 1254 - neal, carolyn; 1264 - Wright, Arthur; A18 - Boone, Cheryl; B05 - happy scrappy cleaning and hauling James, Danny; B09 - Simmons, Untay; B23 - Thompson, Alexia; B32 - Snow, Crystal; B36 - Hamilton, Ebony; B41 - A Better therapy connection Troupe, Sharon; B52B53 - TANSIRI, SUPAKPHONG; C01 - sulprizio, Justin; C02 - toole, Keith; C24 - Haney, Chris; C30 - Joyner, Jeramiah; C40 - Hudson, Angela; CC02 - Smith, Rod; D05 - mccullugh, roszena; D18D22 - falasiri, Navid; D33 - Bigham, Dallas; D35 - molina, Lorri; E19 - Wilder, Gary; F28 - Perry, Veronica; F60 - Pina, Jessica; F62 - Lee, Devin; G02 - Leissler, Lisa; G15 - Steen, Yancy; G31 - Thomas, Samuel; G38 - Anderson, Tyrone; G42 - Tate, Jessica; H34 - Kelson, Charles; XX11 - lakes, Chester; XX38 - Abnar, Willie

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
1210 - Atkinson, Renee; 1221 - La Zeal Boutique, LLC Worford, A. LaNette; 1416 - Resto, Stephanie ; 1511 - Heibel, Todd; 3029 - Thompson, Preslie; 3030 - Guilmette, Krystyn; 3110 - Herrera, Blanca

PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
1020 - Givens, LaRon; 131 - Robertson, Donald

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

May 9, 16, 2025 25-00866S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 2079 NC
Division Probate
IN RE: ESTATE OF THEODORE COLEMAN Deceased.

The administration of the estate of Theodore Coleman, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 9, 2025.

Personal Representative:
Matthew Young
(Apr 22, 2025 10:21 EDT)
8955 US Highway 301 N, Suite 341
Parrish, Florida 34219
Attorney for Personal Representative:
Daniel Hooper Smith, Esq., Attorney
Florida Bar Number: 1006829
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, FL 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: daniel@wiesnerlaw.com
Secondary E-Mail:
sherri@wiesnerlaw.com
Tertiary E-Mail:
rachel@wiesnerlaw.com

May 9, 16, 2025 25-00905S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP002019SC
IN RE: ESTATE OF PETER O. PASQUANTONIO, Deceased.

The administration of the estate of PETER O. PASQUANTONIO, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 9, 2025.

Personal Representative:
GREGORY C. ROBERTS
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Attorney for Personal Representative:
Robert T. Klingbeil, Jr.
Florida Bar Number: 0366846
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: bob@k-rlaw.com
Secondary E-Mail:
deanna@k-rlaw.com

May 9, 16, 2025 25-00919S

PUBLISH YOUR LEGAL NOTICE

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

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

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

or email **legal@businessobserverfl.com**

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 2158 SC
Division Probate South County
IN RE: ESTATE OF KIMBERLY J. MATSELBOBA Deceased.

The administration of the estate of KIMBERLY J. MATSELBOBA deceased, whose date of death was March 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 MAY 9, 2025.

Personal Representative:
KELLI S. COLLISON
668 Constance Rd.
Venice, FL 34293
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 9, 16, 2025 25-00887S

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V9

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001335 NC
IN RE: ESTATE OF CHARLES R. MURROW Deceased.

The administration of the estate of CHARLES R. MURROW, deceased, whose date of death was February 18, 2025, and whose social security number is xxx-xx-5551, 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 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 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 5/9/2025.

Personal Representative:
JOHN C. MURROW
4604 W. Kensington Ave.,
Tampa, FL 33629
Attorney for Personal Representative:
CHRISTOPHER J. DENICOLO
E-Mail Address:
Christopher@gassmanpa.com
E-Mail Address:
nmoon@gassmanpa.com
Florida Bar No.: 043684
Gassman, Crotty & Denicolo, P.A.
1245 Court Street,
Clearwater, Florida 33756
Telephone: (727) 442-1200
May 9, 16, 2025 25-00917S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 003456 NC
Division: Probate
IN RE: ESTATE OF: SAM BLANTON, JR. A/K/A SAM B BLANTON, JR. A/K/A SAMUEL BLANTON, JR. A/K/A SAM BRADLEY BLANTON JR., Deceased.

The administration of the estate of SAM BLANTON, JR., deceased, whose date of death was on or about April 12, 2023; File Number 2023 CP 003456NC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Sarasota County, mailing address, 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 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 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 9, 2025.

ALEXANDRA SCOTT,
Proposed Personal Representative
812 Ponder Avenue,
Sarasota, Florida 33234
Allan F. Baily, Esquire, FBN 0138241
Attorney for Personal Representative
Law Offices of Baily & Baily, P.A.
46 North Washington Boulevard,
Suite 18
Sarasota, Florida 34236
bailylaw@verizon.net
Telephone 941-364-9997
May 9, 16, 2025 25-00913S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 1683 NC
Division Probate
IN RE: ESTATE OF Patrick L. Clark Deceased.

The administration of the estate of PATRICK L. CLARK, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Attn: Probate, 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 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 9, 2025.

Personal Representative:
BAILEY T. CLARK
8881 Rutgers Street
Westminster, CO 80031
Attorney for Personal Representative:
Marla Stewart Owczarek, Esq.
Florida Bar No. 1021687
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email: attorney@gerlinglawgroup.com
May 9, 16, 2025 25-00896S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-005911-NC
Division Probate
IN RE: ESTATE OF EDWARD L. WARRINGTON, Deceased.

The administration of the estate of Edward L. Warrington, deceased, whose date of death was November 14, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the curator and the curator'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 curator, CHARLA M. BURCHETT, ESQ., 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 9, 2025

Curator: Charla Burchett
1858 Ringling Blvd., Ste 300
Sarasota FL 34236
Attorney for Curator:
Charla M. Burchett
E-Mail Addresses:
cburchett@shutts.com
cmbcourt@shutts.com
Florida Bar No. 0813230
Shutts & Bowen LLP
1858 Ringling Blvd., Suite 300
Sarasota, FL 34236
Telephone: (941) 552-3500
May 9, 16, 2025 25-00908S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001029 NC
Division Probate
IN RE: ESTATE OF Dana L. Steiner Deceased.

The administration of the estate of Dana L. Steiner, deceased, whose date of death was October 31st, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Blvd., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Gerald Gregory Steiner
P.O. Address: 1871 Southpointe Drive,
Sarasota, FL 34231
KIMBERLY A. COLGATE, P.A.
Attorneys for Personal Representative
6981 CURTISS AVENUE
SUITE 2
SARASOTA, FL 34231
Telephone: 9419272996
Florida Bar No. 875661
Email Addresses:
kcolgate@fllawyer.com
May 9, 16, 2025 25-00933S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025 CP 001082 NC
IN RE: ESTATE OF MARVIN E. BLACK, Deceased.

The administration of the ESTATE OF MARVIN E. BLACK, deceased, whose date of death was August 30, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File Number 2025 CP 001082 NC, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representatives and that 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 has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 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 date of the first publication of this Notice is May 9, 2025.

Personal Representatives:
LAURI B. MUFSON
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
MITCHELL BLACK
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representatives:
MICHAEL A. KOSTRUBA
Florida Bar No. 1035963
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
mkostruba@fergesonskipper.com
services@fergesonskipper.com
May 9, 16, 2025 25-00902S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA
PROBATE DIVISION
File No. 2025 CP 1696 NC
IN RE: ESTATE OF MARYANNA Y. DANIEL Deceased

The administration of the estate of MARYANNA Y. DANIEL, deceased, whose date of death was January 13, 2025 is pending in the Circuit Court for Sarasota County, Florida, Probate Division; File Number 2025 CP 1696 NC; 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, 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 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 who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, 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 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 9, 2025.

Personal Representative:
LAURA E. SKAARUP
6065 Manasota Dey Road
Englewood, Florida 34223
Attorney for Personal Representative:
George Browning III Attorney
Florida Bar No.125555
46 N. Washington Blvd., Suite 27
Sarasota, FL 34236
941-366-2782
May 9, 16, 2025 25-00915S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA
PROBATE DIVISION
File No. 2025 CP 1714 NC
IN RE: ESTATE OF LESLI KENFIELD BUDNY, Deceased.

The administration of the estate of LESLI KENFIELD BUDNY, deceased, whose date of death was January 4, 2025 is pending in the Circuit Court of 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 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 9, 2025.

Personal Representative:
Trevor Cherry
4667 La Rosa Avenue
North Port, FL 34286.
Attorney for Personal Representative:
Sarah M. Howell, Esq.
FL Bar No. 084738
22226 Westchester Blvd
Port Charlotte, FL 33952;
tel 941-445-6017
fax 941625-2504
May 9, 16, 2025 25-00931S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1738 NC
Division Probate
IN RE: ESTATE OF Bonita K. Marak Deceased.

The administration of the estate of Bonita K. Marak, deceased, whose date of death was March 7th, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 May 9, 2025

Sallijim Struble
P.O. Address:
227 Nokomis Avenue South
Venice, FL 34285
Personal Representative
JON R. FAHS, Jr.
KANETSKY, MOORE & DeBOER, P.A.
ATTORNEYS AT LAW
Attorneys for Personal Representative
227 S. NOKOMIS AVE.
VENICE, FL 34285
Telephone: (941) 485-1571
Florida Bar No. 1025389
Email Addresses: jrf@kmdpa.com
May 9, 16, 2025 25-00891S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002102 SC
Division Probate
IN RE: ESTATE OF WILBURN L. SHELTON JR.
Deceased.

The administration of the estate of Wilburn L. Shelton Jr., deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 S. Tamiami Trail, Venice, Florida 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 9, 2025.

Personal Representative:
Tracy Gulbicki
8131 Loving Forrest Court
Springfield, Virginia 22153
Attorney for Personal Representative:
Lori A. Wellbaum, Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
May 9, 16, 2025 25-00867S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1575 NC
Division Probate
IN RE: ESTATE OF Pierre Coutu
Deceased.

The administration of the estate of Pierre Coutu, deceased, whose date of death was October 11th, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 9, 2025

Johanne Guilbault
c/o Kanetsky, Moore & DeBoer, PA
P.O. Address:
227 Nokomis Avenue South
Venice, FL 34285
Personal Representative
JON R. FAHS, Jr.
KANETSKY, MOORE & DeBOER, P.A.
ATTORNEYS AT LAW
Attorneys for Personal Representative
227 S. NOKOMIS AVE.
VENICE, FL 34285
Telephone: (941) 485-1571
Florida Bar No. 1025389
Email Addresses: jrf@kmdpa.com
May 9, 16, 2025 25-00886S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001997 NC
Division PROBATE
IN RE: ESTATE OF Jerry Zdzislaw Jazwinski,
Deceased.

The administration of the estate of Jerry Zdzislaw Jazwinski, deceased, whose date of death was January 14th, 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.

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 May 9, 2025

Elzbieta Kaszubowska
P.O. Address:
8725 Amaretto Avenue,
Sarasota, FL 34238
Teresa M. Lawrence
P.O. Address:
1840 Blue Heron Drive,
Melbourne, FL 32940
Personal Representative
John West, PLLC
Attorneys for Personal Representative
2477 Stickney Point Road
Suite 215 B
Sarasota, FL 34231
Telephone: (941) 953-9600
Florida Bar No. 987026
Email Addresses:
jwest@johnwestiii.com
May 9, 16, 2025 25-00906S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 001569 NC
IN RE: ESTATE OF S. DAVID FARR Deceased.

The administration of the estate of S. DAVID FARR, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. 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.

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 9, 2025.

Personal Representatives:
BETSY FARR HODGE
284 Finnegan Road
Canton, New York 13617
DANIEL DAVID FARR
6531 East Poleline Avenue
Post Falls, Idaho 83854
Attorney for Personal Representatives:
JOHN FERRARI, JR., Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
May 9, 16, 2025 25-00899S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 001410 NC
Division: Probate
IN RE: ESTATE OF FRANCIS F. JARZYNA
Deceased.

The administration of the estate of FRANCIS F. JARZYNA, deceased, whose date of death was January 6, 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.

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 9, 2025.

Personal Representative:
MICHAEL JOSEPH JARZYNA
c/o Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Attorney for Personal Representative:
JULIE A. COLLINS
Florida Bar Number: 0151483
Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail:
JCOLLINS@staaslawgroup.com
Secondary E-Mail:
E-SERVICE@veniceelderlaw.com
May 9, 16, 2025 25-00897S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025 CP 1949 NC
IN RE: ESTATE OF JOSEPHINE WHITTIER,
Deceased.

The administration of the Estate of Josephine Whittier, deceased, whose date of death was June 2, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, 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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or 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 May 9, 2025.

Personal Representative:
William Shaffer, Esq.
c/o Knowles, Bouziane & Shaffer PLLC
2812 Manatee Ave. W.
Bradenton, Florida 34205
Attorney for Personal Representative:
William Shaffer, Esq.
Attorney for Petitioner
Florida Bar Number: 65952
Knowles, Bouziane & Shaffer PLLC
2812 Manatee Ave. W.
Bradenton, Florida 34205
Telephone: (941) 404-4940
E-Mail: will@bandslaw.com
May 9, 16, 2025 25-00930S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 0463 SC
Division Probate
IN RE: ESTATE OF DALE D. OLSEN
Deceased.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 9, 2025.

Personal Representative:
JOANN GROTE
509 North 10th Street
Montevideo, Minnesota 56265
Attorney for Personal Representative:
BRADEN H. SHARRER, ESQUIRE
Florida Bar Number: 0084674
Farr Law Firm P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: bsharrer@farr.com
Secondary E-Mail:
jpainchaud@farr.com
May 9, 16, 2025 25-00918S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-005536-NC
IN RE: ESTATE OF ALFRED W. STANTON
a/k/a Alfred Wright Stanton
Deceased.

The administration of the Estate of Alfred W. Stanton a/k/a Alfred Wright Stanton, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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.

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Mary E. Stanton
715 Shadow Bay Way
Osprey, Florida 34229
Attorney for Personal Representative:
Cyrus Malhotra, Esq.
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@FLprobatesolutions.com
May 9, 16, 2025 25-00929S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001425 SC
IN RE: ESTATE OF SHERRYL J. PEREIRA, aka SHERRYL PEREIRA
Deceased.

The administration of the estate of SHERRYL J. PEREIRA, also known as SHERRYL PEREIRA, deceased, whose date of death was March 8, 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: May 9, 2025.

DEVERE ARCHER
Personal Representative
3928 Valrico Grove Drive
Valrico, FL 33594
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Ryne E. Hartt, Esq.
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
May 9, 16, 2025 25-00898S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 25 CP 001973 NC
IN RE: ESTATE OF DR. LYNN R. FASSY
Deceased.

The administration of the estate of Dr. Lynn R. Fassy, deceased, whose date of death was April 8, 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 Friday, May 9, 2025.

Personal Representative:
Nicolina A. Stewart
5910 Post Blvd. #110571
Bradenton, Florida 34211
Attorney for Personal Representative:
John A. Moran, Esq., Attorney
Florida Bar Number: 0718335
Dunlap & Moran, P.A.
PO Box 3948, Suite 300
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
May 9, 16, 2025 25-00895S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001518 NC
IN RE: ESTATE OF
GEORGIA ANN DONAT,
aka GEORGIA DONAT
Deceased.

The administration of the estate of GEORGIA ANN DONAT, also known as GEORGIA DONAT, deceased, whose date of death was December 25, 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.

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 9, 2025

DOREEN GREINER MARINO
Personal Representative
117 Soliera Street
North Venice, FL 34275
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
May 9, 16, 2025 25-00907S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001770 SC
IN RE: ESTATE OF
RUDOLPH J. PUCHAN
Deceased.

The administration of the estate of RUDOLPH J. PUCHAN, 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 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 9, 2025.

Personal Representative:
DANIEL J. PUCHAN
4499 Mongite Rd.
North Port, Florida 34287
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
May 9, 16, 2025 25-00932S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Sarasota COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 001992 NC
Division PROBATE
IN RE: ESTATE OF
Susan R. Schacht,
Deceased.

The administration of the estate of Susan R. Schacht, deceased, whose date of death was February 23rd, 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.

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 5th, 2025

David R. Schacht
P.O. Address:
1620 Bridge Street,
Englewood, FL 34223
Personal Representative
John West, PLLC
Attorneys for Personal Representative
2477 Stickney Point Road
Suite 215 B
Sarasota, FL 34231
Telephone: (941) 953-9600
Florida Bar No. 987026
Email Addresses:
jwest@johnwestiii.com
May 9, 16, 2025 25-00926S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-002203-SC
Division PROBATE
IN RE: ESTATE OF
KATHLEEN M. EARLS
Deceased.

The administration of the estate of Kathleen M. Earls, 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 St., Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 5/9/2025

Personal Representative:
Timothy Patrick Earls, Jr.
6138 Timberknoll Dr.
Macungie, Pennsylvania 18062
Attorney for Personal Representative:
Teresa K. Bowman, Esq.
Attorney for the Petitioner
Florida Bar Number: 0021453
3277 Fruitville Rd., Suite D-2
SARASOTA, FL 34237
Telephone: (941) 735-5200
Fax: (941) 234-0604
E-Mail: tkbowman@tkbowmanpa.com
Secondary E-Mail:
liz@tkbowmanpa.com
May 9, 16, 2025 25-00925S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001333-SC
Division Probate
IN RE: ESTATE OF
BEVERLY LYNN KONDAS,
Deceased.

The administration of the estate of Beverly Lynn Kondas, 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.

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 9, 2025.

Personal Representative:
Clinton Cornette
239 Saddlebrook Run
Springfield, OH 45502
Attorney for Personal Representative:
Sunny Dingman
E-Mail Addresses:
SDingman@shutts.com
jphillips@shutts.com
Florida Bar No. 1018528
Shutts & Bowen LLP
1858 Ringling Blvd., Ste 300
Sarasota, FL 34236
Telephone: (941)552-3500
May 9, 16, 2025 25-00927S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number 58-2025-CP-000842
IN RE: Estate of
ROBERT A. STOKES JR.
Deceased

The administration of the estate of ROBERT A. STOKES JR., 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 2000 Main St, 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.

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.

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

The date of the first publication of this notice is May 9, 2025.

Personal Representative:
Robert Apsey III
3055 Rocky Point Rd.
Malabar, FL 32950
WIDERMAN MALEK, PL
Attorney for Personal Representative
J. Mason Williams IV, Esquire
Florida Bar Number 98831
1990 W. New Haven Ave., Suite 201
Melbourne, FL 32904
321-255-2332
Email: Mason@USLegalTeam.com
May 9, 16, 2025 25-00928S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
12TH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
FILE NO. 2025 CP 001842 NC
Division PROBATE
IN RE: ESTATE OF
BARBARA A. JANICKI Deceased.

The administration of the estate of Barbara A. Janicki. deceased. whose date of death was February 23, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is The Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Blvd., Sarasota, Florida, 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 733.702WILLBEFOREVERBARRED.

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 9, 2025.

Personal Representative:
Phillip M. Janicki
3969 Ashwood Lane
Unit 46
Sarasota, Florida 34232
Attorney for Personal Representative:
Stacey Maloney, Esq.
Florida Bar Number: 1022354
Attorney for Phillip M. Janicki
The Law Office of
Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalfl.com
May 9, 16, 2025 25-00890S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001953 NC
Division PROBATE
IN RE: ESTATE OF
ALAN MICHAEL SCHUSTER
A/K/A ALAN SCHUSTER
Deceased.

The administration of the estate of ALAN MICHAEL SCHUSTER A/K/A ALAN SCHUSTER, deceased, whose date of death was March 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 9, 2025.

Personal Representative:
Robert Schuster
545 Morse Avenue
Placentia, CA 92807
Attorney for Personal Representative:
FEDERICO MOJICA, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0124187
LAW OFFICE OF
ANNETTE Z.P. ROSS, PL
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: federico@arosslawfirm.com
Secondary E-Mail:
shawn@arosslawfirm.com
May 9, 16, 2025 25-00868S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 001435 NC
Division Probate
IN RE: ESTATE OF
EDWARD M. MYSLIVECEK AKA
EDWARD MARTIN MYSLIVECEK
Deceased.

The administration of the estate of Edward M. Myslivecek aka Edward Martin Myslivecek, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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.

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 9, 2025.

Personal Representative:
Marie Gallay
c/o Ledbetter Cowan Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
May 9, 16, 2025 25-00901S

Q&A

What is a public notice?

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

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

LV18237_V34

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2019 CA 001972 NC
PINGORA LOAN SERVICING, LLC, Plaintiff, vs.
TODD FRENCH, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 6, 2025 in Civil Case No. 2019 CA 001972 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein PINGORA LOAN SERVICING, LLC is Plaintiff and Todd French, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 25, BLOCK 908, OF TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 8, 8A THROUGH 8K, INCLUSIVE, 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.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
21-04681FL
May 9, 16, 2025 25-00920S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 000005 NC
PLANET HOME LENDING, LLC, Plaintiff, vs.
SARAH JAYNE ONEY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2025, and entered in 2024 CA 000005 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 SARAH JAYNE ONEY; UNKNOWN SPOUSE OF SARAH JAYNE ONEY are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on May 28, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 27, BLOCK 1441, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4239 BELLADONNA AVE, NORTH PORT, FL 34286

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 6 day of May, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-148752 - NaC
May 9, 16, 2025 25-00921S

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. 2016 CA 000517 NC
ALBATROSS PREMIER FUND, LLC, Plaintiff, vs.
ELISABETH H. ARGUELLES, PETER ARGUELLES, IVAN C. STOLTZFUS, FORD MOTOR CREDIT COMPANY LLC, CACH LLC, REGIONS BANK 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 November 15, 2018 and an Order To Reschedule Foreclosure Sale dated April 30, 2025 and entered in Case No. 2016 CA 000517 NC of the Circuit Court in and for Sarasota County, Florida, wherein ALBATROSS PREMIER FUND, LLC is Plaintiff and ELISABETH H. ARGUELLES, PETER ARGUELLES, IVAN C. STOLTZFUS, FORD MOTOR CREDIT COMPANY LLC, CACH LLC, REGIONS BANK 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 June 17, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 302 AND 303, BAY HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 168 THROUGH 171, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS 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 05/06/2025.
By: /s/ Adam A. Diaz
Adam A. Diaz
Florida Bar No.: 98379
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
1673-213387 / BJB
May 9, 16, 2025 25-00924S

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
Case No. 2022 CC 005118 NC
SARASOTA SANDS OWNERS ASSOCIATION, INC., Plaintiff, v.
ISAAC ZYLSTRA and FLORA ZYLSTRA, Defendants.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages entered in the above noted case on April 28, 2025, that I will sell the following property situated in Sarasota County, Florida described as:

Undivided 1/50th interest in and to Condominium Unit H 103/104, Week 41, 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 30, 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 9, 16, 2025 25-00892S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 004418 NC
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR14, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR14, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN MARTIN A/K/A JOHN H. MARTIN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2025, and entered in 2024 CA 004418 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR14, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR14 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN MARTIN A/K/A JOHN H. MARTIN, DECEASED are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on May 28, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 277, 1ST ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 29, 29A - 29J, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 3311 S SALFORD BLVD, 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 in accordance with Florida Statutes, Section 45.031.

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

Dated this 5 day of May, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-222760 - MiM
May 9, 16, 2025 25-00923S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2024 CA 001271 NC
PLAZA HOME MORTGAGE, INC., Plaintiff, vs.
JAMES PATTEN; THERESA PATTEN A/K/A THERESA E. PATTEN; JAMES CHRISTOPHER GEARHART; CITY OF NORTH PORT, FLORIDA; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated February 20, 2025, and entered in Case No. 2024 CA 001271 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for SARASOTA County, Florida. PLAZA HOME MORTGAGE, INC., is Plaintiff and JAMES PATTEN; THERESA PATTEN A/K/A THERESA E. PATTEN; JAMES CHRISTOPHER GEARHART; CITY OF NORTH PORT, FLORIDA, are defendants. Karen E. Rushing, Clerk of Circuit Court for SARASOTA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.sarasota.realforeclose.com at 9:00 a.m., on the 20TH day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 1347, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 3, 3A TO 3S 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 6th day of May, 2025
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL: Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
FN18740-23PHH/sap
May 9, 16, 2025 25-00916S

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. 2025 CA 000838 NC
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF M. DONALD HUGHES, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF M. DONALD HUGHES, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
TO: ISAAC SMITH, BOB GRIFFITHS, DAVID WEAVER, SEBASTIAN LEITH, JULIE, BY AND THROUGH THEIR NATURAL GUARDIAN, PATRICK HENNIGAN,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

THE EASTERLY 35.64 FEET OF LOT 9, AND ALL OF LOT 10, BLOCK 'M', COLONIAL TERRACE, UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 49, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before June 9, 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 this at Sarasota County, Florida this 2 day of May, 2025.

KAREN E. RUSHING, CLERK
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
24-261458
May 9, 16, 2025 25-00888S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 003975 NC
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SARAH E. SODERLUND A/K/A SARAH SODERLUND, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2025, and entered in 2024 CA 003975 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SARAH E. SODERLUND A/K/A SARAH SODERLUND, DECEASED; DEBORAH GREEN are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on May 28, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 254, TRI PAR EASTATES, UNIT 4, AS PER MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND SARASOTA COUNTY, FLORIDA, IN PLAT BOOK 16, PAGE 26. AND THAT CERTAIN 2007 JACOBSEN MOBILE HOME WITH VIN NUMBERS JACFL27667A AND JACFL27667B

4820 SEA ISLAND AVE, SARASOTA, FL 34234

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 6 day of May, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-201678 - MiM
May 9, 16, 2025 25-00922S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 001364 NC
CHANGE LENDING LLC,
Plaintiff, vs.
ANNA MCLEAN; UNKNOWN SPOUSE OF ANNA MCLEAN; THE FOREST HOMEOWNERS ASSOCIATION, INC.;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).
TO: ANNA MCLEAN
(Current Residence Unknown)
(Last Known Address(es))
9452 SWAYING BRANCH ROAD
SARASOTA, FL 34241
795 COMMERCE DR, STE 1
VENICE, FL 34292-1748
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS
(Last Known Address)
9452 SWAYING BRANCH ROAD
SARASOTA, FL 34241

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

LOT 26, FOREST AT HI HAT RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A/K/A: 9452 SWAYING BRANCH ROAD, SARASOTA, FL 34241.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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.

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 366-1746 or www.gulfcoastlegal.org. or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

WITNESS my hand and the seal of this Court this 2 day of May, 2025.

KAREN E. RUSHING
As Clerk of the Court and/
or Comptroller
G. Kopinsky (SEAL)

24-51737
May 9, 16, 2025 25-00889S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006311 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL
Defendant(s)
To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT NO. 20, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE
LAND CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 28, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE
LAND CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 29, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE
LAND CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 21030 ISOLA BELLA CIR, UNIT 20 AND 20975 ISOLA BELLA CIR, UNIT 28 AND 20969 ISOLA BELLA CIR, UNIT 29, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 1 day of May, 2025.

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

Submitted by:
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.: 24-01350 CSLC
May 9, 16, 2025 25-00877S

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2016-CA-004162-NC
DIVISION: A
Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QO2
Plaintiff, -vs.-
Unknown Trustee of the Stephens Family Trust; John M. Desylvester a/k/a John Desylvester a/k/a John Sesylvester; DSM LLC d/b/a DSM, LLC d/b/a DSMLLC; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-004162-NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QO2, Plaintiff and Unknown Trustee of The Stephens Family Trust are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on July 28, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 30, BLOSSOM BROOK SUBDIVISION, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 9, PAGE 20, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or 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.

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
16-301164 FC01 CXE
May 9, 16, 2025 25-00885S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2024 CA 004237 NC
IMPERIAL PLACE CONDOMINIUM ASSOCIATION OF SARASOTA COUNTY, INC., a Florida not-for-profit corporation,
Plaintiff, v.
THADDEUS J. BYCZKOWSKI, and UNKNOWN OCCUPANT(S),
Defendants.

Notice is hereby given pursuant to the Final Summary Judgment of Foreclosure entered on February 14, 2025 in the above-styled Case Number 2024 CA 004237 NC in the Circuit Court of SARASOTA, Florida, that the Clerk of Court shall sell the following property, in SARASOTA County, Florida, described as:

Unit 4, Building A, Imperial Place, a Condominium according to the Declaration of Condominium as recorded in O.R. Book 1369, Pages 1164 through 1210, and as amended, and as per plat thereof recorded in Condominium Book 14, Pages 14, Pages 18 through 18A and as amended, of the Public Records of Sarasota County, Florida.

Property address of: 5538 Swift Road #4, Sarasota, FL 34231 at public sale, to the highest and best bidder for cash, at www.sarasota.realforeclose.com, at 9:00 A.M. on May 21, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

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

Dated this 2nd day of May, 2025.
By: /s/ Michael W. Cochran
Michael W. Cochran, Esq.
May 9, 16, 2025 25-00904S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006330 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL
Defendant(s)
To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT NO. 11, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE
LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 2, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE
LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 3, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE
LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 20940 ISOLA BELLA CIR, UNIT 2 AND 20934 ISOLA BELLA CIR, UNIT 3 AND 22024 ISOLA BELLA CIR, UNIT 11, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 1 day of May, 2025.

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

Submitted by:
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.: 24-01355 CSLC
May 9, 16, 2025 25-00875S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case Number: 2024-CA-004405
NEXOS INVEST CORP., and/or assigns,
Plaintiff, v.
CANVAS SARASOTA, LLC, PABLO ARCE, LAND 27, LLC, ACEMAR WOOD PRODUCTS FL, LLC, CMM ROOFING INC., LG KRAMER FLOORING, LLC, KAREEM SUWAITY, STORER CABLE TV OF FLORIDA, INC., JOHN DOE and JANE DOE, as UNKNOWN TENANTS; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Sarasota County, Florida, I will sell the property situated in Sarasota County, Florida, with the property address of 1734 Wisconsin Lane, Sarasota, FL 34239 and legally described as:

The East 10 Feet of Lot 14 and all of Lot 16, Bayview Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 156, of the Public Records of Sarasota County, Florida

at public sale, to the highest and best bidder for cash, in the Sarasota Courthouse via online at www.Sarasota.RealForeclose.com at 9:00 AM on June 6, 2025.

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: May 2, 2025.
/s/ Josh W. Osborn
Joshua Osborn, Esq.
Counsel for Plaintiff
Rosenberg & Cummings PLLC
802 NE 20th Avenue,
Fort Lauderdale, FL 33304
(954) 769-1344
josh@RosenbergCummings.com;
roberta@rosenbergcfummings.com
Florida Bar Number: 1040437
May 9, 16, 2025 25-00884S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006287 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL
Defendant(s)
To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT NO. 14, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE
LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OFTHE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 8, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE
LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 23, PANACEA OF VENICE, A CONDOMINIUM F/K/ A PORTOFINO OF VENICE
LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 20910 ISOLA BELLA CIR, UNIT 8, 22010 ISOLA BELLA CIR, UNIT 14 AND 21014 ISOLA BELLA CIR, UNIT 23, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 1 day of May, 2025.

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

Submitted by:
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.: 24-01353 CSLC
May 9, 16, 2025 25-00881S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006314 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL
Defendant(s)
To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT NO. 6, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO.7, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 13, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 20920 ISOLA BELLA CIR, UNIT 6 AND 20914 ISOLA BELLA CIR, UNIT 7 AND 22014 ISOLA BELLA CIR, UNIT 13, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 1 day of May, 2025.

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

Submitted by:
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.: 24-01354 CSLC
May 9, 16, 2025 25-00876S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006304 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL
Defendant(s)
To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT 21, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT 30, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY.
AND
UNIT 33, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 21024 ISOLA BELLA CIR, UNIT 21 AND 20965 ISOLA BELLA CIR, UNIT 30 AND 22027 ISOLA BELLA CIR, UNIT 33, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 1 day of May, 2025.

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

Submitted by:
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.: 24-01349 CSLC
May 9, 16, 2025 25-00878S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006299 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL
Defendant(s)
To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT NO. 22, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 34, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
AND
UNIT NO. 35, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 21020 ISOLA BELLA CIR, UNIT 22 AND 22023 ISOLA BELLA CIR, UNIT 34 AND 22017 ISOLA BELLA CIR, UNIT 35, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 1 day of May, 2025.

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

Submitted by:
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.: 24-01348 CSLC
May 9, 16, 2025 25-00879S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006332 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL
Defendant(s)
To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT NO.1, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 36, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 37, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 20944 ISOLA BELLA CIRCLE, UNIT 1, 22013 ISOLA BELLA CIRCLE, UNIT 36 AND 22007 ISOLA BELLA CIRCLE, UNIT 37, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 1 day of May, 2025.

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

Submitted by:
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.: 24-01352 CSLC
May 9, 16, 2025 25-00874S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006290 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL
Defendant(s)
To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT NO. 19, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE, LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 24, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE, LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 27, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE, LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PIAL BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 21034 ISOLA BELLA CIR, UNIT 19 AND 21010 ISOLA BELLA CIR, UNIT 24 AND 20979 ISOLA BELLA CIR, UNIT 27, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 29 day of April, 2025.

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

Submitted by:
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.: 24-01351 CSLC
May 9, 16, 2025 25-00869S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006334 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL;
Defendant(s)
To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT NO. 12, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 4, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
UNIT NO. 5, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OFTHE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 20930 ISOLA BELLA CIR, UNIT 4, 20924 ISOLA BELLA CIR, UNIT 5 AND 22020 ISOLA BELLA CIR, UNIT 12, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 1 day of May, 2025.

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

Submitted by:
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.: 24-01356 CSLC
May 9, 16, 2025 25-00873S

--- 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.: 2023 CA 003597 NC
CENTER STREET LENDING VIII SPE, LLC,
Plaintiff, v.
MARK ANDREW NOVKOVIC, AS TRUSTEE OF THE MILAN NOVKOVIC AND BEBA NOVKOVIC LIVING TRUST U/A DATED APRIL 22, 1998, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 2, 2025 and entered in Case No. 2023 CA 003597 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein MARK ANDREW NOVKOVIC, AS TRUSTEE OF THE MILAN NOVKOVIC AND BEBA NOVKOVIC LIVING TRUST U/A DATED APRIL 22, 1998, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https://www.sarasota.realforeclose.com on June 12, 2025 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 13, WATERSIDE EAST, SIESTA`S BAYSIDE SUBDIVSION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 31, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 568 VENICE LANE, SARASOTA, FL 34242 (the "Property").

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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
May 9, 16, 2025 25-00893S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 003335 NC
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ELIZABETH ADELE HANNON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 10, 2025 in Civil Case No. 2024 CA 003335 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Elizabeth Adele Hannon, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The Northerly half of Lot 3403 and all of Lots 3404 and 3405, South Venice, Unit No. 12, according to the plat thereof recorded in Plat Book 6, page 48, 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.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10028FL
May 9, 16, 2025 25-00872S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 006298 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; GARY YOUNG A/K/A GARY ALLEN YOUNG; NIGEL ERROL LOREIHE; PANACEA OF VENICE, A CONDOMINIUM INC.,
Defendant(s)

To the following Defendant(s):
PANACEA OF VENICE, A CONDOMINIUM INC.
(LAST KNOWN ADDRESS)
20968 ISOLA BELLA CIRCLE
VENICE, FL 34292

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

UNIT 18, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY. FLORIDA
AND
UNIT NO. 38, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VENICE LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
a/k/a 21040 ISOLA BELLA CIR, UNIT 18 AND 22003 ISOLA BELLA CIR, UNIT 38, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 1 day of May, 2025.

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

Submitted by:
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.: 24-01347 CSLC
May 9, 16, 2025 25-00880S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case Number: 2024 CA 004395 NC
NEXOS INVEST CORP., and/or assigns,
Plaintiff, v.
CANVAS SARASOTA, LLC, PABLO ARCE, LAND 27, LLC, CMM ROOFING, INC., CITY OF SARASOTA, FLORIDA, STORER CABLE TV OF FLORIDA, INC, JOHN DOE and JANE DOE, as UNKNOWN TENANTS; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Sarasota County, Florida, I will sell the property situated in Sarasota County, Florida, with the property address of 1731 Siesta Drive, Sarasota, FL 34239 and legally described as:

Lot 15, Block B, Bayview Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 156, of the Public Records of Sarasota County, Florida

at public sale, to the highest and best bidder for cash, in the Sarasota Courthouse via online at www.Sarasota.RealForeclose.com at 9:00 AM on June 6, 2025.

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: May 2, 2025.
/s/ Josh W. Osborn
Joshua Osborn, Esq.
Counsel for Plaintiff
Rosenberg & Cummings PLLC
802 NE 20th Avenue,
Fort Lauderdale, FL 33304
(954) 769-1344
josh@RosenbergCummings.com;
roberta@rosenbergcfummings.com
Florida Bar Number: 1040437
May 9, 16, 2025 25-00883S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 58-2019-CA-003326 NC
HOMEBRIDGE FINANCIAL SERVICES, INC.,
Plaintiff, vs.
ROBERT EUGENE MILLER A/K/A ROBERT MILLER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Mortgage Foreclosure entered April 24, 2025 in Civil Case No. 58-2019-CA-003326 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein HOMEBRIDGE FINANCIAL SERVICES, INC. is Plaintiff and Robert Eugene Miller a/k/a Robert Miller, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3162, VILLAGES AT PINETREE PONDEROSA ENCLAVE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 43, PAGE 30, IN 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.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06575FL
May 9, 16, 2025 25-00871S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 003103 NC
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
JOHN BRUCE HAAG, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 10, 2025 in Civil Case No. 2024 CA 003103 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and John Bruce Haag, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 313, Milano – Phase 2 – Replat 1, according to the plat thereof as recorded in Plat Book 51, Page 7, 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.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-09849FL
May 9, 16, 2025 25-00870S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case Number: 2024-CA-004392
NEXOS INVEST CORP., and/or assigns,
Plaintiff, v.
CANVAS SARASOTA, LLC, PABLO ARCE, LAND 27, LLC, CMM ROOFING, INC., CITY OF SARASOTA, FLORIDA, JOHN DOE and JANE DOE, as UNKNOWN TENANTS; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Sarasota County, Florida, I will sell the property situated in Sarasota County, Florida, with the property address of 1730 Wisconsin Lane, Sarasota, FL 34239 and legally described as:

The West 40 feet of Lot 14 and the East 20 feet of Lot 12, Block B, Bayview Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 156, of the Public Records of Sarasota County, Florida.

at public sale, to the highest and best bidder for cash, in the Sarasota Courthouse via online at www.Sarasota.RealForeclose.com at 9:00 AM on June 10, 2025.

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: May 2, 2025.
/s/ Josh W. Osborn
Joshua Osborn, Esq.
Counsel for Plaintiff
Rosenberg & Cummings PLLC
802 NE 20th Avenue,
Fort Lauderdale, FL 33304
(954) 769-1344
josh@RosenbergCummings.com;
roberta@rosenbergcfummings.com
Florida Bar Number: 1040437
May 9, 16, 2025 25-00882S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2023 CA 006430 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
GARY A FREIWALD A/K/A GARY A FREIWALD SR A/K/A GARY FREIWALD A/K/A GARY ALLEN FREIWALD A/K/A GARY ALLEN FREIWALD, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 14, 2025 in Civil Case No. 2023 CA 006430 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and Gary A Freiwald a/k/a Gary A Freiwald Sr a/k/a Gary Freiwald a/k/a Gary Allen Freiwald a/k/a Gary Allen Freiwald, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 6, Building 900, PARK VIEW CONDOMINIUM, according to the Declaration of Condominium recorded in Instrument No. 2005108535, as amended from time to time, 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.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 E. Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-850
Fax: (321) 248-0420
Email:
MRService@mccalla.com
Fla. Bar No.: 146803
23-06861FL
May 9, 16, 2025 25-00903S

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233, on 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

{450 North Cattlemen Rd}
Sarasota, Fl. ZIP 34232
Auction Date: 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

997 Center Road Venice, Fl. 34292, 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address: 5150 University Pkwy, Sarasota, FL. 34243
Phone Number: 941-806-8664
Time of Sale: 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE (PURSUANT TO CHAPTER 45)
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 4173 Clark Rd, Sarasota, FL 34233
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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

THIRD 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 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

SECOND 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

FOURTH 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

SECOND 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

SECOND 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

SECOND 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