

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
PUBLIC SALE LANDLORD LIEN F.S. 715.106 CHARLES SELMAN 4150 MURDOCK AVE SARASOTA, FL 34231 SD05-31-25@10AM 1965 FORD 5R07T239125 TENANT OWES \$850 MICHAEL HARRIS May 16, 23, 2025
25-00958S

FIRST INSERTION
PUBLIC NOTICE OF 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: 06/05/2025 Time of Sale: 10:00 AM Tenant: Brenda Cook Description of Property: house hold items boxes totes table. May 16, 23, 2025
25-00940S

FIRST INSERTION
PUBLIC NOTICE OF 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, on 6/5/25 at 10:00AM Bridget Mobley -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 16, 23, 2025
25-00937S

FIRST INSERTION
PUBLIC NOTICE OF 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, 6/5/25 at 10:00 A.M. Ana Sanchez Furniture, work tools Gary Wheeler Household Goods The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. May 16, 23, 2025
25-00951S

FIRST INSERTION
PUBLIC NOTICE Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 910392 from Spanish Point, Inc. 783 S. Orange Ave., Suite 210, Sarasota, FL 34236. Application received: January 27, 2025. Proposed activity: 120 Room Hotel. Project name: Compass Spanish Point Hotel. Project size: 4.53 Ac. Location: Section(s) 10, Township 38 South, Range(s) 18 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or (800)423-1476, TDD only (800)231-6103. May 16, 2025
25-00947S

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 Treats Tiny Travelers located at 422 N Allendale Ave in the City of Sarasota, Sarasota County, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of May, 2025. Kim Treat May 16, 2025
25-00946S

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 IMMCO located at 5077 CREEKSIDE TRAIL in the City of SARASOTA, Sarasota County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of May, 2025. INSURANCE MARKETING AND MANAGEMENT COMPANY DAVID C HOOPER May 16, 2025
25-00934S

FIRST INSERTION
PUBLIC NOTICE OF 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: 6200 Edgelake Dr. Sarasota, FL 34240 Auction Date: 06/05/2025 Time of Sale: 10:00 AM Tenant: Sylvie Howard Description of Property: Boxes, small furniture, clothes Tenant: James Dubach Description of Property: Household items Tenant: Mark Stendahl Description of Property: Boxes, furniture, misc, clothing, bed frame, May 16, 23, 2025
25-00939S

FIRST INSERTION
PUBLIC NOTICE OF 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 06/05/2025 at 10:00am Lisa Devine Household Goods/Furniture Ismini Vangurp small items twin bed tv end tables bags of clothes bags Angie Robinson Queen Size Mattress, Box Spring, 3 Big Totes, Kids Toys 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 16, 23, 2025
25-00952S

FIRST INSERTION
PUBLIC NOTICE OF 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. June 5th, 2025 at 10:00AM Temeka Waddell Clothes, King Bed, entertainment center. Haykell J. Lindo Suazo Tools, boxes Jessica Martin mise boxes and items, furniture. Dorothy Williams Clothing -Totes and Bags Crystal Williams Queen bed, queen box spring, 2 tvs, bags 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 16, 23, 2025
25-00938S

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 6.30 acres to serve the residential subdivision project known as Martinique Phase 2. The project is located in Sarasota County, Section(s) 22, Township 36 South, Range 19 E. The permit applicant is Neal Communities of Southwest Florida, LLC, 5800 Lakewood Ranch Blvd, Sarasota, FL, 34240. The Permit No. is 43034558.008.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS
Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. <i>A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C.</i> A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
May 16, 2025
25-00955S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 002081 IN RE: ESTATE OF JOHN W. REEDER, Deceased. The administration of the ESTATE OF JOHN W. REEDER, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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

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 Cole's Postal Center USA located at 2357 S Tamiami Trl in the County of Sarasota, in the City of Venice, Florida 34293 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Venice, Florida, this 14th day of May, 2025. Nicholas Melvin May 16, 2025
25-00963S

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 Portrait Cottage located at 253 S Links Ave Unit B in the County of Sarasota, in the City of Sarasota, Florida 34234 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Sarasota, Florida, this 14th day of May, 2025. CHRISTINE NICOLE PHOTOGRAPHY, INC. May 16, 2025
25-00964S

FIRST INSERTION
PUBLIC NOTICE OF 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: 4951 Lakewood Ranch Blvd N Sarasota Fl 34232 06/05/2025 9:00AM Zachary Tyma Couch, entertainment center, tv, boxes Alana Turner Boxes, Q Mattress, Candace Shahid Bedset clothes, shoes 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 16, 23, 2025
25-00959S

FIRST INSERTION
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 the first publication of this Notice is May 16, 2025 Personal Representative: MEREDITH P. REEDER c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: DANIEL L. TULLIDGE Florida Bar No. 106749 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 dtullidge@fergesonskipper.com services@fergesonskipper.com May 16, 23, 2025
25-00971S

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**
and select the appropriate County
name from the menu option
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 001501 SC
Division PROBATE
IN RE: ESTATE OF
TIMOTHY L. NEUTZLING
Deceased.

The administration of the estate of TIMOTHY L. NEUTZLING, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida, 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative:
MISTI M. NEUTZLING
27 Thoreau Road
Plymouth, MA 02360
Attorney for Personal Representative:
ANTHONY G. MOWRY
Attorney
Florida Bar Number: 107374
227 Pensacola Rd.
Venice, FL 34285
Telephone: (941) 480-0333
Fax: (941) 486-4106
E-Mail: tony@mowrylawoffice.com
Secondary E-Mail:
jen@mowrylawoffice.com
May 16, 23, 2025 25-00941S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1812-SC
Division PROBATE
IN RE: ESTATE OF
TINA MARIE GAUDIELLO,
Deceased.

The administration of the estate of TINA MARIE GAUDIELLO, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 002253 SC
IN RE: ESTATE OF
RAYMOND ZBIKOWSKI
Deceased.

The administration of the estate of Raymond Zbikowski, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for SARA-SOTA 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 16, 2025.

Personal Representative:
Frank J. Myszwski III
14828 Oleander Way
Tavares, Florida 32778
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:
skyclar@stickleylaw.com
May 16, 23, 2025 25-00949S

FIRST INSERTION

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.

FIRST INSERTION

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 SEC-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Sarasota COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 002090 NC
Division PROBATE
IN RE: ESTATE OF
Luis A. Molinari,
Deceased.

The administration of the estate of Luis A. Molinari, deceased, whose date of death was February 7th, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16th, 2025

Ana M. Molinari
P.O. Address:
5201 Bay Shore Road,
Sarasota, FL 34234
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 16, 23, 2025 25-00953S

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 16, 2025.

Personal Representative:
Ray Anthony Carlucci, Jr.,
aka Ray Carlucci
103 Beaufort Court
Dover, Delaware 19904
Attorney for Personal Representative:
/s /Jeanne M. Bennett
Jeanne M. Bennett, Esquire
Attorney for Personal Representative
Florida Bar Number: 32881
O'BRIEN & BENNETT, P.A.
2750 Ringling Boulevard, Suite 3
Sarasota, Florida 34237
Telephone: (941) 316-9200
Fax: (941) 308-0202
E-Mail: jeanne@obrienbennett.com
Secondary:
service@obrienbennett.com
May 16, 23, 2025 25-00961S

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 16, 2025.

Personal Representative:
PATRICIA ANN HAVASY
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@veniceclerlaw.com
May 16, 23, 2025 25-00960S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP 001322-NC
IN RE: ESTATE OF
MARK A. NOBLE, a/k/a
MARK ARLINGTON NOBLE
Deceased.

The administration of the estate of MARK A. NOBLE, a/k/a MARK ARLINGTON NOBLE, deceased, whose date of death was January 26, 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.

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 16, 2025.

Sally Noble
715 Holden Street
Raleigh, NC 27604
Kraig H. Koach, Esq.
Bowman, George, Scheb,
Kimbrough, Koach & Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 0510830
Email Addresses:
kkoach@bowmangeorge.com
Attorneys for Personal Representative
May 16, 23, 2025 25-00943S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2192-NC
IN RE: ESTATE OF
WAYNE GORDON SHAPIRO,
Deceased.

The administration of the estate of WAYNE GORDON SHAPIRO, deceased, whose date of death was April 5, 2025, 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, 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 16, 2025.

Signed on this 12th day of May, 2025.

JOHN J. WASKOM
Personal Representative
John J. Waskom, Esq.
Attorney for Personal Representative
Florida Bar No. 0962181

Icard, Merrill, Cullis, Timm, Furen & Ginsurg, P.A.
8470 Enterprise Cir Ste 201
Lakewood Ranch, FL 34202
Telephone: 941-907-0006
Email: jwaskom@icardmerrill.com
Secondary Email:
kcapp@icardmerrill.com
May 16, 23, 2025 25-00956S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-003136-NC
Division PROBATE
IN RE: ESTATE OF
EUGENIA ROBINSON AHRENS
Deceased.

The administration of the estate of EUGENIA ROBINSON AHRENS, deceased, whose date of death was February 21, 2024; File Number 24-003136-NC, 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 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 16, 2025.

WILLIAM GEORGE AHRENS III
Personal Representative
4463 Elat Top Place
Colorado Springs, CO 80923
WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
May 16, 23, 2025 25-00935S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1841 NC
IN RE: ESTATE OF
JEREL J. JOHNSON
Deceased.

The administration of the estate of JEREL J. JOHNSON, deceased, whose date of death was December 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

Barbara C. Johnson
P.O. Address: 128 W. Wisconsin Ave.,
Unit 3 L L, Oconomowoc, WI 53066
David G. Bowman, Jr., Esq.
Bowman, George, Scheb,
Kimbrough, Koach & Chapman, PA
8470 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 801933
dbowmanj@bowmangeorge.com
Attorneys for Personal Representative
May 16, 23, 2025 25-00948S

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002357-NC
IN RE: ESTATE OF
NORMAN A. MILLER,
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 NORMAN A. MILLER, deceased, File Number 2025-CP-002357-NC, by the Circuit Court for Sarasota County, FL, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236; that the decedent's date of death was April 9, 2025; that the total value of the estate is under \$75,000.00 and that the names and addresses to those to whom it has been assigned by such order are:

NAME ADDRESS
LEWIS W. MILLER
912 4th Street
Beemer, Nebraska 68716

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 16, 2025.

LEWIS W. MILLER,
Personal Representative
THOMAS A. DOZIER
Attorney for Petitioner
Email address:
tdozier@dozierattorneys.com
Florida Bar No. 0114714
2407 Fruitville Road
Sarasota, FL 34237
Telephone: (941) 953-5797
May 16, 23, 2025 25-00954S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025 CP 1911 NC
IN RE: ESTATE OF
WESLEY W. STUKENBERG,
Deceased.

The administration of the ESTATE OF WESLEY W. STUKENBERG, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

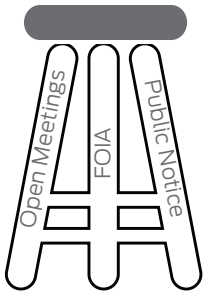
The date of the first publication of this Notice is May 16, 2025.

Personal Representative:
NANCY B. STUKENBERG
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236

Attorney for Personal Representative:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
May 16, 23, 2025 25-00942S

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ESTATE ---					
FIRST INSERTION		FIRST INSERTION			
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000853NC Division: PROBATE IN RE: ESTATE OF DWIGHT F. DAVIS, Deceased.</p> <p>The administration of the estate of Dwight F. Davis, deceased, whose date of death was August 10, 2024, is pend- ing in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below.</p> <p>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</p>	<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</p>	<p>TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 16, 2025.</p> <p>Personal Representative: Nelson Roe c/o The Payne Law Group, PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236</p> <p>Attorney for Personal Representative: Teresa A. Monfils, Esq., Attorney Florida Bar Number: 1019949 PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Telephone: (941) 487-2800 Fax: (941) 487-2801 E-Mail: tmonfils@lawnav.com Secondary E-Mail: nikkimonfils@lawnav.com May 16, 23, 2025 25-00969S</p>	<p>NOTICE TO CREDITORS IN THE TWELFTH CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA File No. 2025 CP 2250 NC Division: PROBATE IN RE: ESTATE OF TILLI JUNG-RAYNOR Deceased.</p> <p>The administration of the Estate of Tilli Jung-Raynor, deceased, whose date of death was April 17, 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.</p> <p>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</p>	<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</p>	<p>IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 16, 2025.</p> <p>Personal Representative: Patricia Altomare 4913 Old Creek Drive Sarasota, Florida 34233</p> <p>Attorney for Personal Representative: Sean M. Byrne, Esquire Florida Bar Number: 0051988 Bach, Jacobs & Byrne, P.A. 2033 Main Street, Suite 505 Sarasota, FL 34237 Telephone: (941) 906-1231 Fax: (941) 954-1185 E-Mail: sean@sarasotaelderlaw.com Secondary E-Mail: deedee@sarasotaelderlaw.com May 16, 23, 2025 25-00965S</p>
FIRST INSERTION		FIRST INSERTION			

FIRST INSERTION					
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002187 SC IN RE: ESTATE OF MELISSA L. BRITT, A/K/A MELISSA LYNN BRITT-CARTER Deceased.</p> <p>The administration of the estate of MELISSA L. BRITT, A/K/A MELISSA LYNN BRITT-CARTER, deceased, whose date of death was March 23, 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.</p> <p>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</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN</p>	<p>THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 16, 2025.</p> <p>Personal Representative: ERIN CARTER 1580 Saint Jude Ave. Englewood, Florida 34223</p> <p>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 16, 23, 2025 25-00968S</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2094 NC Division: Probate IN RE: ESTATE OF ERNEST P. FRANCK, Deceased.</p> <p>The administration of the estate of Ernest P. Franck, deceased, whose date of death was November 28, 2023, 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.</p> <p>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</p>	<p>THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY</p>	<p>CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 16, 2025.</p> <p>Personal Representative: Gail Franck c/o Ledbetter Cowan Law Group 229 Pensacola Rd. Venice, FL 34285</p> <p>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 16, 23, 2025 25-00966S</p>

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---			
SECOND INSERTION		SECOND INSERTION	
<p>PUBLIC NOTICE OF SALE</p> <p>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.</p> <p>May 9, 16, 2025 25-00865S</p>			
SECOND INSERTION		SECOND INSERTION	
<p>NOTICE OF PUBLIC SALE</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>A022 - SRQ Blue Louty, Mellissa; B005 - Stillwagon, Linda; B064 - Battaglia, Robert; GE19 - Turst, John; GL05 - Lyon, Andrea; GL19 - Moore, Amanda</p> <p>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.</p> <p>1044 - Pelletier, Ruth; 1106 - Cole, Heidi; 2016 - Grover, Ashley; 2049 - Wallace, Jennifer; 2114 - Nevious, Carleen; 2228 - Lucia, Andrew; A332 - Jessop, Martin; B408 - kastury, Uma</p> <p>PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592 Time: 11:00 AM Sale to be held at www.storagetreasures.com.</p> <p>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</p> <p>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.</p> <p>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</p> <p>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.</p> <p>2020 - Duval, Tamara; 3085 - Wiggins, Sharon; 3110 - Hanlin, Heather Lee</p> <p>PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541 Time: 11:45 AM Sale to be held at www.storagetreasures.com.</p> <p>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</p> <p>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.</p> <p>1105 - Drayton, Lawanda; 1319 - Lima, Liat; 1602 - Foco, Almasa; 1731 - Perets, Paul; 2112 - Ford, Susan ; 2114 - Hess, Roger; 2222 - Cannon, Daniel; 2234 - Carchidi,</p>	<p>Lillian; 2324 - Waseleski, Edward; 2614 - Mullins, Jennfier; 2812 - Duncan, Jerome L; 2821 - Cannon, Daniel; 7005 - Marcel, Michael; 7006 - Eicher, Travis</p> <p>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.</p> <p>1010 - Huacillas LLC Martinez, Jose; 4002 - Dougal, Savannah; 4003 - Torres, Francisco; 4112 - Hixson, Stephen; 4122 - Cano, Jaanai; 4155 - Samaniga, 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; 7020 - carnegie, Nicole; 7025 - Kirkland Hilgenfeldt, Sandi Lee; 7033 - Huacillas 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, Francisco</p> <p>PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580 Time: 12:30 PM Sale to be held at www.storagetreasures.com.</p> <p>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</p> <p>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.</p> <p>F023 - Dodd, Brian; G002 - Jr, Owen Galvin; J008 - Lia, Nicole; L038 - Boyce, Micheal</p> <p>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.</p> <p>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, Uteny; 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</p> <p>PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942 Time: 01:15 PM Sale to be held at www.storagetreasures.com.</p> <p>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</p> <p>PUBLIC STORAGE # 77920, 4451 Cattleman Rd, Sarasota, FL 34233, (941) 263-4407 Time: 01:30 PM Sale to be held at www.storagetreasures.com.</p> <p>1020 - Givens, LaRon; 131 - Robertson, Donald</p> <p>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.</p> <p>May 9, 16, 2025 25-00866S</p>		

--- ESTATE / ACTION ---

SECOND 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

FOURTH 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 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. DENICOLA
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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025-CP-1522 NC
IN RE: ESTATE OF
MAURA C. BREEN,
Deceased.

The administration of the ESTATE OF MAURA C. BREEN, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and that 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 the first publication of this notice is 5/9, 2025.

Personal Representative:
RYAN BREEN
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
May 9, 16, 2025 25-00914S

SECOND 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@flawyer.com
May 9, 16, 2025 25-00933S

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 ---					
<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 9, 2025.</div> <div>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, 202525-00867S</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 9, 2025.</div> <div>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, PA. ATTORNEYS AT LAW Attorneys for Personal Representative 227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 1025389 Email Addresses: jrf@kmdpa.com May 9, 16, 202525-00886S</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 9, 2025.</div> <div>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, 202525-00906S</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 9, 2025.</div> <div>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@elderlegalfll.com Secondary E-Mail: pollyb@elderlegalfll.com May 9, 16, 202525-00899S</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 9, 2025.</div> <div>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, 202525-00897S</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, 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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 9, 2025.</div> <div>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, 202525-00930S</div>

SECOND INSERTION			
<div>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.</div> <div>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.</div> <div>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</div>	<div>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</div>	<div>IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 9, 2025.</div> <div>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, 202525-00918S</div>	<div>THE ADMINISTRATION OF THE ESTATE OF ALFRED W. STANTON A/K/A ALFRED WRIGHT STANTON DECEASED.</div> <div>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.</div> <div>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</div>

<p>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.</p> <p>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.</p> <p>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</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</p>	<p>IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: May 9, 2025.</p> <p>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</p>	<p>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.</p> <p>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.</p> <p>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</p>	<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</p>	<p>IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is Friday, May 9, 2025.</p> <p>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</p>
--	---	---	--	--	---

ESTATE

SECOND 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 Solera 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:
jriviera@hnh-law.com
May 9, 16, 202525-00907S

SECOND 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, 202525-00925S

SECOND 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 733.702 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:
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@maloneylegalfirm.com
May 9, 16, 202525-00890S

SECOND 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, 202525-00932S

SECOND 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, 202525-00927S

SECOND 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, 202525-00868S

SECOND 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 May 9th, 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, 202525-00926S

SECOND 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.

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, 202525-00928S

SECOND 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, 202525-00901S

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv2087b_v28

ACTIONS / SALES ---

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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 RECORD-		
ED 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

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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

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. 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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED 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

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 un-	divided 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,
---	---

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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

SECOND 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 proceed-	ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or 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 discapacidad del oído o de la voz, llame al 711. Si ou se you 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

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. 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 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: doakeseq@comcast.net Dates of Publication: May 9, 16, 2025		25-00892S

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. 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 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

--- ACTIONS / SALES ---

SECOND 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 DEFEN- DANT IS DECEASED, THE PERSON- AL REPRESENTATIVES, THE SUR- VIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR- TIES, 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 fol- lowing described property: LOT 26, FOREST AT HI HAT RANCH, ACCORDING TO THE MAP OR PLAT THERE- OF, AS RECORDED IN PLAT BOOK 46, PAGE 13, OF THE PUBLIC RECORDS OF SARA- SOTA 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. Ro- saler, 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 Busi- ness Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or im- mediately 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or im- mediately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 366-1746 or www.gulfoastlegal. 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, 202525-00889S	
SECOND 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 CONDO- MINIUM INC. (LAST KNOWN ADDRESS) 20968 ISOLA BELLA CIRCLE VENICE, FL 34292 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: UNIT NO. 20, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN- ICE LAND CONDOMINIUM, TO- GETHER WITH AN UNDI- VIDED INTEREST IN THE COMMON ELEMENTS, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AF- FECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD- ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. UNIT NO. 28, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN- ICE LAND CONDOMINIUM, TO- GETHER WITH AN UNDI- VIDED INTEREST IN THE COMMON ELEMENTS, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AF- FECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD- ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. UNIT NO. 29, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN- ICE LAND CONDOMINIUM, TO-	GETHER WITH AN UNDI- VIDED INTEREST IN THE COMMON ELEMENTS, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AF- FECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD- ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA- SOTA 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 writ- ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Ave- nue, 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or im- mediately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. 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, 202525-00877S	
SECOND 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 Accreditt Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-Q02 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 DSM LLC; 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,	
SECOND 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 accord- ing to the Declaration of Con- dominium as recorded in O.R. Book 1369, Pages 1164 through 1210, and as amended, and as per plat thereof recorded in Condo- minium 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 high- est 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. Fi- nal 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 with- in sixty (60) days after the sale. If you are a person with a disability who needs any accom- modation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or im- mediately upon receiving this no- tification 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, 202525-00904S
SECOND 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 CONDO- MINIUM INC. (LAST KNOWN ADDRESS) 20968 ISOLA BELLA CIRCLE VENICE, FL 34292 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: UNIT NO. 11, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN- ICE LAND CONDOMINIUM, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AF- FECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD- ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. UNIT NO. 2, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN- ICE LAND CONDOMINIUM, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AF- FECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD- ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. UNIT NO. 3, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN- ICE LAND CONDOMINIUM, AC- CORDING TO THE DECLA-	
	RATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AF- FECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD- ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. a/k/a 20940 ISOLA BELLA CIR, UNIT 2 AND 20934 ISO- LA 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 writ- ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Ave- nue, 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled 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, 202525-00875S
SECOND INSERTION	

NOTICE OF ACTION 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, grant- ees, 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,	
	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 SARA- SOTA 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
SECOND INSERTION	

NOTICE OF ACTION 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, grant- ees, 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 Re- cords 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 accom- modation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or im- mediately upon receiving this no- tification 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@rosenbergcummings.com Florida Bar Number: 1040437 May 9, 16, 202525-00884S
SECOND 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 CONDO- MINIUM INC. (LAST KNOWN ADDRESS) 20968 ISOLA BELLA CIRCLE VENICE, FL 34292 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: UNIT NO. 14, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN- ICE LAND CONDOMINIUM, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AF- FECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD- ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. UNIT NO. 8, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN- ICE LAND CONDOMINIUM, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AF- FECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD- ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. UNIT NO. 23, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN- ICE LAND CONDOMINIUM, AC- CORDING TO THE DECLA-	
	RATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2005281485, AS AF- FECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD- ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. a/k/a 20910 ISOLA BELLA CIR, UNIT 8, 22010 ISOLA BELLA CIR, UNIT 14 AND 21014 ISO- LA BELLA CIR, UNIT 23, VEN- ICE, FLORIDA 34292 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Ave- nue, 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or im- mediately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. 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, 202525-00881S
SECOND INSERTION	

HOW TO
PUBLISH YOUR
LEGAL
NOTICE
IN THE BUSINESS OBSERVER

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

Business
Observer

1V10184

ACTIONS / SALES / ESTATE ---

SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45</p> <p>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2023 CA 003597 NC</p> <p>CENTER STREET LENDING VIII SPE, LLC,</p> <p>Plaintiff, v.</p> <p>MARK ANDREW NOVKOVIC, AS TRUSTEE OF THE MILAN NOVKOVIC AND BEBA NOVKOVIC LIVING TRUST U/A DATED APRIL 22, 1998, et al,</p> <p>Defendant(s).</p> <p>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</p>	<p>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:</p> <p>LOT 13, WATERSIDE EAST, SIESTA’S BAYSIDE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 31, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>and commonly known as: 568 VENICE LANE, SARASOTA, FL 34242 (the “Property”).</p> <p>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.</p> <p>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</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2024 CA 003335 NC</p> <p>FREEDOM MORTGAGE CORPORATION,</p> <p>Plaintiff, vs.</p> <p>ELIZABETH ADELE HANNON, et al.,</p> <p>Defendant.</p> <p>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,</p>	<p>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:</p> <p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in</p>

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 2024 CA 006298 NC</p> <p>EF MORTGAGE, LLC,</p> <p>Plaintiff, vs.</p> <p>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.,</p> <p>Defendant(s)</p> <p>To the following Defendant(s): PANACEA OF VENICE, A CONDOMINIUM INC. (LAST KNOWN ADDRESS) 20968 ISOLA BELLA CIRCLE VENICE, FL 34292</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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</p> <p>DECLARATION RECORDED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA</p> <p>a/k/a 21040 ISOLA BELLA CIR, UNIT 18 AND 22003 ISOLA BELLA CIR, UNIT 38, VENICE, FLORIDA 34292</p> <p>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</p>	<p>ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY. FLORIDA</p> <p>AND</p> <p>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</p> <p>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.</p> <p>a/k/a 21040 ISOLA BELLA CIR, UNIT 18 AND 22003 ISOLA BELLA CIR, UNIT 38, VENICE, FLORIDA 34292</p> <p>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</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 CP 2079 NC</p> <p>Division Probate</p> <p>IN RE: ESTATE OF THEODORE COLEMAN Deceased.</p> <p>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.</p> <p>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</p>	<p>THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME</p>

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
fclpleadings@ghidottiberger.com
May 9, 16, 2025 25-00893S

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

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

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

SECOND INSERTION	
<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>Case Number: 2024 CA 004395 NC</p> <p>NEXOS INVEST CORP.,</p> <p>and/or assigns,</p> <p>Plaintiff, v.</p> <p>CANVAS SARASOTA, LLC,</p> <p>PABLO ARCE, LAND 27, LLC,</p> <p>CMM ROOFING, INC.,</p> <p>CITY OF SARASOTA, FLORIDA,</p> <p>STORER CABLE TV OF FLORIDA, INC, JOHN DOE AND JANE DOE,</p> <p>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.</p>	<p>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:</p> <p>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</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 58-2019-CA-003326 NC</p> <p>HOMEBRIDGE FINANCIAL SERVICES, INC.,</p> <p>Plaintiff, vs.</p> <p>ROBERT EUGENE MILLER A/K/A ROBERT MILLER, et al.,</p> <p>Defendant.</p> <p>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.,</p>	<p>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:</p> <p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation</p>

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

SECOND INSERTION	
<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>Case Number: 2024-CA-004392</p> <p>NEXOS INVEST CORP.,</p> <p>and/or assigns,</p> <p>Plaintiff, v.</p> <p>CANVAS SARASOTA, LLC,</p> <p>PABLO ARCE,</p> <p>LAND 27, LLC,</p> <p>CMM ROOFING, INC.,</p> <p>CITY OF SARASOTA, FLORIDA,</p> <p>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.</p>	<p>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:</p> <p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2023 CA 006430 NC</p> <p>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.</p> <p>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.,</p> <p>Defendant.</p> <p>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</p>	<p>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:</p> <p>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.</p> <p>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</p>

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

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

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

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

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

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

Business Observer

LV#680