Public Notices

SARASOTA PAGES 17-28 **MANATEE PAGES 29-37 CHARLOTTE PAGES 38-44**

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

MAY 16 - MAY 22, 2025

Business

SARASOTA COUNTY LEGAL NOTICES

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 Moblev
- -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 facil-ity 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	25-009378

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.
- Ána 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

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 MANAGEMENT COMPANY AND 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

--- PUBLIC SALES / ESTATE ---

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 <u>43034558.008</u>.

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 South-west 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. 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. 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 within14 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

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 Sara-

sota County, Florida, Probate Division,

the address of which is P.O. Box 3079.

Sarasota, Florida 34230. The names

and addresses of the personal represen-

tative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

25-00955S

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

The personal representative has no

NOTICE.

duty to discover whether any property held at the time of the decedent's death er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Comserved must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME munity Property Rights at Death Act OF THE FIRST PUBLICATION OF as described in ss. 732.216-732.228 THIS NOTICE OR 30 DAYS AFTER applies, or may apply, unless a written THE DATE OF SERVICE OF A COPY demand is made by a creditor as speci-OF THIS NOTICE ON THEM.

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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



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 Cole's Postal Center USA located at 2357 S Tamiami Trl

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 $34232\ 06/05/2025\ 9{:}00 {\rm AM}$

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

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.watermatters. 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 1(800)423-1476, TDD only 1(800)231-6103. $25\text{-}00947\mathrm{S}$

May 16, 2025

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 misc 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

NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- ESTATE ----

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

18

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

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 attorney are set FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNIY, 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 THES 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is May 16, 2025. Personal Representative:

Frank J. Myszewski 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: skyelar@stickleylaw.com May 16, 23, 2025 25-00949S 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 LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is 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

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 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:

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 Rineling Boulevard. Suite 3 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 AR-LINGTON 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 representatives attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 required to the being reither the set of the set of the decident's estate.

whom a copy of this holde 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATTH 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
 25-009355

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 WITH-IN 3 MONTHS AFTER THE DATE OF

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, NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The dec of for tark bits in a ft this of the period of the set of the tark bits in a ft the set of the tark bits in the set

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 representatives and the personal representatives attorney are set

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is May 16, 2025.

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

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ATTH Sarasota, Florida 34237 TE OF Telephone: (941) 316-9200 THIS Fax: (941) 308-0202 E-Mail: jeanne@obrienbennett.com THIN Secondary: DRTH service@obrienbennett.com

May 16, 23, 2025 25-00961S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002303 SC Division: Probate IN RE: ESTATE OF PETER DOHERTY Deceased.

The administration of the estate of PE-TER DOHERTY, 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 4000 Tamiami Trail S., Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

notice is 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@veniceelderlaw.com May 16, 23, 2025 25-00960S ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is: 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

IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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 2750 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

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



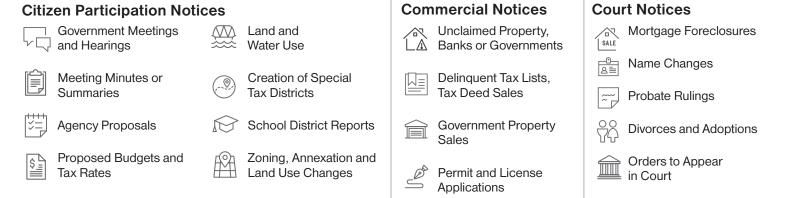


Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states



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

FIRST INSERTION

--- ACTIONS / SALES / ESTATE ---FIRST INSERTION

FIRST INSERTION

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

Case No. 2025 CA 002000 NC IN RE FORFEITURE OF: BINANCE US, ACCOUNT CRYPTOCURRENCY UID # 59475642 CONTAINING MULTIPLE CRYPTOCURRENCY TOKENS, TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAV-ING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DE-SCRIBED PROPERTY.

Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the At-

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

FIRST INSERTION

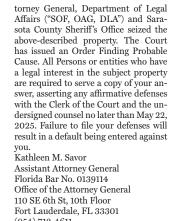
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY

CASE NO. 2024DP000024NC IN THE INTEREST OF: C.K.C. DOB: 8/18/2021 C.F.C. DOB: 7/12/2022 Minor Children

TO: Tyler Crosby, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: C.K.C. born on 8/18/2021 and C.F.C. born on 7/12/2022. You are hereby commanded to appear on July 2, 2025, at 10:00 AM before the Honorable Andrea McHugh at the Sarasota Courthouse, 2000 Main Street Courtroom 6B Sarasota, FL 34237, for an ADVISORY HEARING.

FAILURE TO PERSONALLY AP-PEAR AT THIS ADVISORY HEAR-ING CONSTITUTES CONSENT TO



May 16, 23, 2025 25-00957S

THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILDREN NAMED IN THIS NOTICE.

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

Karen E. Rushing, Clerk of Circuit Court Sarasota County, Florida (SEAL) Deputy Clerk 4/30/2025 May 16, 23, 30; June 6, 2025

25-00950S



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

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

Case #: 2024 CA 002981 NC DIVISION: C

Wells Fargo Bank, N.A.

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

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024 CA 002981 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Mary S. Matosky are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA. REALFORECLOSE.COM AT 9:00 A.M. on August 22, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 19 AND THE EASTERLY

25 FEET OF LOT 20, BLOCK

FIRST INSERTION

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

FLORIDA CASE NO: 25-CC-2072 QUAIL'S RUN CONDOMINIUM ASSOCIATION OF ENGLEWOOD, INC., a Florida not-for-profit corporation,

Plaintiff, vs. ESTATE OF WILLIAM H. FERGUSON, ANY AND ALL **UNKNOWN HEIRS and ANY** UNKNOWN OCCUPANTS IN POSSESSION. Defendants.

TO: ESTATE OF WILLIAM H. FERGUSON and ANY AND ALL UNKNOWN HEIRS

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, QUAIL'S RUN CONDO-MINIUM ASSOCIATION OF ENGLE-WOOD, INC., herein in the following

described property: Unit 10205, QUAIL'S RUN, PHASE X, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1337, Page 1727, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 13, Page 24, of the Public Records of Sarasota County, Florida. With the following street address: 10 Quails Run

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

IDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS

UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 $(561)\,998-6700$

(561) 998-6707 24-331273 FC01 WEQ May 16, 23, 2025 25-00967S

Blvd., #8, Englewood, Florida, 34223

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg, Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

or voice impaired, call 711. WITNESS my hand and the seal of this Court on this 7 day of May, 2025. KAREN E. RUSHING CLERK AND COMPTROLLER

(SEAL) By: G Kopinsky Deputy Clerk Greenberg Nikoloff P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 May 16, 23, 2025 25-00936S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2023 CA 006561 MTGLQ INVESTORS L.P., Plaintiff. VS.

BARBARA PIERKOWSKI: CITY OF NORTH PORT, FLORIDA; UNKNOWN TENANT #1 N/K/A RORY CARTER; UNKNOWN

Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose. com on July 9, 2025 at 09:00:00 AM EST the following described real prop-

erty as set forth in said Final Judgment,

to wit: LOTS 1, 2 AND 3, BLOCK 1316, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION TO ACCORD-ING TO THE PLAT THEREOF NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 2021 CA 005321 NC SPECIALIZED LOAN SERVICING LLC,

Plaintiff, vs CHRISTOPHER C. MORRISON,

et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 21, 2022, and entered in 2021 CA 005321 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and CHRISTOPHER C. MORRISON; RIVENDELL COMMUNITY RIVENDELL COMMUNITY ASSOCIATION, INC.; LESLIE A. MORRISON 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 June 05, 2025, the following described property as set forth in said

Final Judgment, to wit: ALL THAT CERTAIN LAND SITUATE IN SARA-SOTA COUNTY, FLORIDA, RIVEN-TO-WIT:LOT 62, DELL UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 3 THROUGH 3A, OF THE PUB-LIC RECORDS OF SARASOTA

COUNTY, FLORIDA.LEGAL DESCRIPTION TAKEN FROM DEED RECORDED IN IN-STRUMENT NO. 2004179061 569 MEADOW SWEET CIR-CLE, OSPREY, FL 34229

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 dis-ability 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 13 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 20-010809 - MaM May 16, 23, 2025 25-00962S

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

Michael E. Muller, Petitioner

DATE OF DEATH IS BARRED.

notice is May 16, 2025.

J. Marvin Guthrie, Attorney Attorney for Petitioner

Florida Bar Number: 162411

Telephone: (727) 449-1600

mguthrie@jmguthrie.com

Secondary E-Mail:

May 16, 23, 2025

FIRST INSERTION

1230 S. Myrtle Avenue, Suite 101 Clearwater, FL 33756

Fax: (727) 449-0081 E-Mail: mguthrie@jmglawcom

f/k/a Lois Marie Simpson f/k/a Lois

25-00970S

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

NOTICE.

BARRED.

NOTICE TO CREDITORS as described in ss. 732.216-732.228. IN THE CIRCUIT COURT FOR Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, SARASOTA COUNTY, FLORIDA PROBATE DIVISION Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent

File No. 2025-CP-002425-NC IN RE: ESTATE OF BARBARA E. SHOCKET,

Deceased. The administration of the estate of Barbara E. Shocket, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO 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 Com-munity Property Rights at Death Act

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

Case #: 2024 CA 003195 NC DIVISION: A

Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees,

Simpson f/k/a Lois Marie Lesieur f/k/a Lois M. Lesieur, Deceased, and All Other Person Claiming and All Other Person Claiming By and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA. REALFORECLOSE.COM , AT 9:00 A.M. on June 17, 2025, the following described property as set forth in said

Final Judgment, to-wit: LOT 99, DEER HOLLOW UNIT

NOTICE OF SALE

Wells Fargo Bank, N.A.

Assignees, Creditors, Lienors, and Trustees of Lois L. Garner a/k/a Lois Marie Garner f/k/a Lois Marie Simpson f/k/a Lois L. Simpson f/k/a Lois Marie Lesieur f/k/a

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

TENANT #2 N/K/A JAKOB CARTER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS **Defendant(s).** NOTICE IS HEREBY GIVEN that

sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 27, 2024 in Civil Case No. 2023 CA 006561, of the Circuit Court of the Judicial Circuit in and for Sarasota County, Florida, wherein, MTGLQ INVESTORS L.P. is the Plaintiff, and BARBARA PIERKOWSKI; CITY OF NORTH PORT, FLORIDA; UNKNOWN TENANT #1 N/K/A RORY CARTER; UNKNOWN TENANT #2 N/K/A JAKOB CARTER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are

RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 8th day of May, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff

5300 West Atlantic Avenue Suite 303 Delrav Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1230-173B May 16, 23, 2025 25-00944S

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

and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Lois L.

Garner a/k/a Lois Marie Garner

1B, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 19 AND 19B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a dis-ability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 $(561)\,998\text{-}6700$

(561) 998-6707 24-331209 FC01 WEQ May 16, 23, 2025

25-00945S

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. 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.

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

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.

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, Pro-

bate Division, the address of which

is 4004 S. Tamiami Trail, Venice, FL

34293. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

forth below.

All creditors of the decedent and oth-

SARASOTA COUNTY

---- ESTATE ----

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 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. 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

FIRST INSERTION

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: Nelson Roe

c/o The Payne Law Group, PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 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

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. 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. 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

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.

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. All creditors of the decedent and oth-

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

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 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.

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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

FIRST INSERTION

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

May 9, 16, 2025

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Patricia Altomare 4913 Old Creek Drive Sarasota, Florida 34233 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

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: Gail Franck 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 25-00966S May 16, 23, 2025

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 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.

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. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED The date of first publication of this

notice is May 16, 2025. Personal Representative: ERIN CARTER

1580 Saint Jude Ave. Englewood, Florida 34223 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

SUBSEQUENT INSERTIONS

- PUBLIC SALES / ESTATE ---

SECOND INSERTION PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 8901 S Tamiami Trail, Sarasota, FL, 34238 Ivan Lara- Bird cages, space heater, fans, luggage, shelving, hand dolly, ladders, hose reel, boxes . All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. May 9, 16, 2025

25-00865S

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

SECOND INSERTION

PUBLIC NOTICE OF SALE

25-00864S

SECOND INSERTION PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 22nd day of May, 2025 at 10:00 AM. Said property is iStorage, 335 South Beneva Road, Sarasota, FL, 34232 Robert Hunter - Video Arcade Game Consoles. Robert Hunter - Video Game Arcade Consoles. Fredda Pohl- Catering Goods, Plastic Totes, Serving Trays, Chafing Dishes, Coolers, Shelves, Miscellaneous Boxes, Bread Rack, Dishes, Baking Pans, Paper Containers, Decoration Rack on Wheels, Coffee Maker. Katherine Laird - Cable Adaptor Boxes, Various Miscellaneous Boxes, Shelves, Aluminum Ramp, Metal Bowls, Pots, Various Tools. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. May 9, 16, 2025

25-00863S

SECOND INSERTION NOTICE TO CREDITORS unless a written demand is made by a

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

A111 - Grant, Daryn L; A157 - sexton, Russell; A159 - Murdock, Toby; B104 - Rosema, Tina; B144 - Ifill, Lystra; B153 - Allender, Christian M; B161 - walsh, David; B246 - Courtney, Mason; C101 - Campbell, Detroit; C119 - Sostre, Veronica; C229 - Coreas, Daniel; D128 - bordner, Amanda; E123 - ROSINE, BRITTNEY; E124 - Foos, Johnathan; E144 - Ecker, Kevin; E151 - Young, Ceasar; F105 - Lewis, Samantha; F142 - Evans, Ester

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

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

A022 - SRQ Blue Louty, Mellissa; B005 - Stillwagon, Linda; B064 - Battaglia, Robert; GE19 - Turst, John; GL05 - Lyon, Andrea; GL19 - Moore, Amanda PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275 (941) 800-2108

Lillian; 2324 - Waseleski, Edward; 2614 - Mullins, Jennfier; 2812 - Duncan, Jerome L; 2821 - Cannon, Daniel; 7005 - Marcel, Michael; 7006 - Eicher, Travis PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232,

(941) 413-0819

Time: 12:15 PM

Sale to be held at www.storagetreasures.com. 1010 - Huaeillas LLC Martinez, Jose; 4002 - Dougal, Savannah; 4003 - Torres, Fransicso; 4112 - Hixson, Stephen; 4122 - Cano, Jaanai; 4155 - Samaniega, Diana; 5017 - krick, Randy; 6016 - Gardner, Jennifer; 6042 - Martinez, Stephanie; 6045 -Rios, Ernesto; 6053 - Martinez, Manuel; 6058 - Frasier, Destiney; 6107 - Gaines, Ashlynn; 6149 - Kouvant, David; 6157 - Judge, Christopher; 6204 - Delgado, Adam; 6272 - Velasquez, Sandra; 6308 - Adair, Salina; 6324 - Wiley, Dan; 7002 - carnegie, Nicole; 7025 - Kirkland Hilgenfeldt, Sandi Lee; 7033 - Huaeillas LLC Martinez, Jose; 7104 - Jones, Michael; 7201 - Grimley, Gail; 7213 - rivera, Heidi; 7216 -Hodges, James; 7301 - Cuellar, Kristen; 7320 - Steger, Evan; 8003 - Hand, Nash;

PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240,

Time: 12:30 PM

Jennifer; 3721 - Deluka, Patrick PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL

34240, (941) 444-9371

9102 - storey, William craig jr; 9105 - Torres, Fransicso

(941) 259-6580

Sale to be held at www.storagetreasures.com.

1101 - Stephens, Thomas; 2140 - Jordan, Morgan; 2171 - Kondratovich, Alexandra; 2403 - Bruno, Alize; 2415 - Kravec, Kendall Jana; 2708 - Rivera, Eileen; 3001 -Byrd, Brady; 3106 - Moise, Daphnee; 3174 - Zevallos, David; 3714 - Johnson,

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

1044 - Pelletier, Ruth; 1106 - Cole, Heidi; 2016 - Grover, Ashley; 2049 - Wallace, Jennifer; 2114 - Nevious, Carleen; 2228 - Lucia, Andrew; A332 - Jessop, Martin; B408 - kastury Uma

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

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

1183 - Mechling, Alexander; 2014 - Anderson, Kent; 2029 - Maynard, Nikalya; 2129 - Wescott, Christopher; 2163 - Didlake, Winfred; 2188 - Freeman, Tracy; 2208 - Mechling, Alexander; 3006 - Willner, Samuel; 3063 - Hudspeth, Jeffery; 3097 -Grimes, Michael; 3139 - hitchingham, Amie; 3229 - Rightnour, Sara

PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229,

(941) 918-0932

Time: 11:15 AM

Sale to be held at www.storagetreasures.com. 1003 - Mlynski, Mark; 1054 - Wilsey, Doreen; 1061 - Naeder, Larry; 1067 - FRANKS, LYNNE; 2002 - FRANKS, LYNNE; 2122 - Hall, Joseph; 3027 - FRANKS, LYNNE; 3119 - Leline, Ryan; 4004 - Blake, Jeff; 4017 - Bell, Erica

PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231,

(941) 316-6542

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

2020 - Duval, Tamara; 3085 - Wiggins, Sharon; 3110 - Hanlin, Heather Lee PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233,

(941) 328 - 3541

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

B143 - Dorsey, Jerome; C167 - Lapointe, Azael; D215 - Smith, Briana; E251 Gagliardi, Anthony; E280 - Crosby, Dalton; E381 - Madey, Deborah; E399 Stephens, Tom; E626A - proffitt, Amanda; E627A - Dos Santos, Nicolas PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233,

(941) 328-8654

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

1105 - Drayton, Lawanda; 1319 - Lima, Liat; 1602 - Foco, Almasa; 1731 - Perets, Paul; 2112 - Ford, Susan ; 2114 - Hess, Roger; 2222 - Cannon, Daniel; 2234 - Carchidi,

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

F023 - Dodd, Brian; G002 - Jr, Owen Galvin; J008 - Lia, Nicole; L038 - Boyce, Micheal

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

Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

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

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212,

(941) 867-7942

Time: 01:15 PM

Sale to be held at www.storagetreasures.com. 1210 - Atkinson, Renee; 1221 - La Zeal Boutique, LLC Worford, A. LaNette; 1416 -Resto, Stephanie ; 1511 - Heibel, Todd; 3029 - Thompson, Preslie; 3030 - Guilmette, Krystyn: 3110 - Herrera, Blanca

PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233,

(941) 263-4407

Time: 01:30 PM

Sale to be held at www.storagetreasures.com.

1020 - Givens, LaRon; 131 - Robertson, Donald

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. 25-00866S

May 9, 16, 2025

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

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

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

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative: GREGORY C. ROBERTS Klingbeil & Roberts, P.A.

341 West Venice Avenue Venice, FL 34285 Attorney for Personal Representative: Robert T. Klingbeil, Jr. Florida Bar Number: 0366846 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: bob@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com May 9, 16, 2025

25-00919S



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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative: KELLI S. ĈOLLISON 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,

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is 5/9/2025.

Personal Representative: JOHN C. MURROW

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

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 SARA-SOTA 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 WITH-IN 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 FOREV-ER BARRED.

--- ESTATE / ACTION ----

SECOND INSERTION SECOND INSERTION NOTICE TO CREDITORS 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 Sara-

sota County, Florida, Probate Division,

the address of which is Attn: Probate,

2000 Main Street, Sarasota, FL 34237.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE FIRST

PUBLICATION OF THIS NOTICE OR

30 DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

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

ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SEC-

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: BAILEY T. CLARK

8881 Rutgers Street

Westminster, CO 80031

Email: attorney@gerlinglawgroup.com

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 Sara-

sota County, Florida, Probate Division,

the address of which is P.O. Box 3079.

Sarasota, Florida 34230. The names

and addresses of the personal repre-

sentative and that personal representa-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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-

OF THIS NOTICE ON THEM.

tives's attorney are set forth below.

25-00896S

Attorney for Personal Representative:

Marla Stewart Owczarek, Esq.

Affordable Attorney Gerling Law Group Chartered

Florida Bar No. 1021687

6148 State Road 70 East,

Telephone: (941) 756-6600

Bradenton, FL 34203

May 9, 16, 2025

DATE OF DEATH IS BARRED.

notice is May 9, 2025.

NOTWITHSTANDING THE TIME

below.

ON THEM.

NOTICE.

BARRED

IN

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is May 9, 2025. **Gerald Gregory Steiner**

P.O. Address: 1871 Southpointe Drive, Sarasota, FL 34231

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 AF-TER 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 PUBLICA-TION OF THIS NOTICE IS: May 9, 2025.Personal Representative:

LAURA E. SKAARUP 6065 Manasota Dev 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 SER-VICE 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 WITH-IN 3 MONTHS AFTER THE DATE OF

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-IN 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 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 attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is 5/9, 2025.

Personal Representative: RYAN BREEN

c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 ey for Personal Representative: Attor 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

NOTICE.

The curator, CHARLA M. BUR-CHETT, 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

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

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

25-00891S

May 9, 16, 2025

--- ESTATE ----

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

The administration of the estate of Wilburn L. Shelton Jr., deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 S. Tamiami Trail, Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 0463 SC

Division Probate IN RE: ESTATE OF DALE D. OLSEN Deceased. The administration of the estate of DALE D. OLSEN, deceased, whose date

of death was December 26, 2024, is pending in the Circuit Court for SARA-SOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The ames and addresses of the personal

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

Deceased. The administration of the estate of Pierre Coutu, deceased, whose date of death was October 11th, 2023, is

pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

notice is May 9, 2025 Johanne Guilbault

c/o Kanetsky, Moore & DeBoer, PA

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

SECOND INSERTION

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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

The personal representative has no

OF THIS NOTICE ON THEM.

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

The administration of the estate of Jerry Zdzisław Jazwinski, deceased, whose date of death was January 14th. 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is May 9, 2025 Elzbieta Kaszubowska

P.O. Address: 8725 Amaretto Avenue, Sarasota, FL 34238 Teresa M. Lawrence

P.O. Address: 1840 Blue Heron Drive, Melbourne, FL 32940

Personal Representative John West, PLLC Attorneys for Personal Representative 2477 Stickney Point Road Suite 215 B Sarasota, FL 34231 Telephone: (941) 953-9600 Florida Bar No. 987026 Email Addresses:

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY. FLORIDA PROBATE DIVISION

File No. 2025 CP 001569 NC IN RE: ESTATE OF S. DAVID FARR Deceased.

The administration of the estate of S. DAVID FARR, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and oth-

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

notice is May 9, 2025. Personal Representatives: BETSY FARR HODGE 284 Finnegan Road Canton, New York 13617 DANIEL DAVID FARR 6531 East Poleline Avenue Post Falls, Idaho 83854 Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 E-Mail: johnf@elderlegalfl.com Secondary E-Mail: pollyb@elderlegalfl.com May 9, 16, 2025 25-00899S

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

SARASOTA COUNTY. FLORIDA PROBATE DIVISION File No. 2025 CP 001410 NC **Division:** Probate IN RE: ESTATE OF

FRANCIS F. JARZYNA Deceased.

The administration of the estate of FRANCIS F. JARZYNA, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

notice is May 9, 2025. Personal Representative: MICHAEL JOSEPH JARZYNA

c/o Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2 Venice, FL 34285

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

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

SECOND INSERTION

File Number: 2025 CP 1949 NC IN RE: ESTATE OF JOSEPHINE WHITTIER. Deceased.

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

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

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

Personal Representative: William Shaffer, Esq. c/o Knowles, Bouziane & Shaffer PLLC 2812 Manatee Ave. W. Bradenton, Florida 34205 Attorney for Personal Representative: William Shaffer, Esq. Attorney for Petitioner Florida Bar Number: 65952

Knowles, Bouziane & Shaffer PLLC 2812 Manatee Ave. W. Bradenton, Florida 34205 Telephone: (941) 404-4940 E-Mail: will@bandslaw.com May 9, 16, 2025 25-00930S

SECOND INSERTION

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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

Mary E. Stanton 715 Shadow Bay Way

Osprey, Florida 34229 Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.4 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com May 9, 16, 2025 25-00929S

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is May 9, 2025. Personal Representative:

JOANN GROTE 509 North 10th Street Montevideo, Minnesota 56265 Attorney for Personal Representative: BRADEN H. SHARRER, ESQUIRE Florida Bar Number: 00846

25-00906S

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION File No. 2024-CP-005536-NC IN RE: ESTATE OF ALFRED W. STANTON a/k/a Alfred Wright Stanton Deceased.

The administration of the Estate of Alfred W. Stanton a/k/a Alfred Wright Stanton, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for Sarasota County. Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

Attorney for Personal Representatives: JOHN FERRARI, JR., Attorney

Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656

jwest@johnwestiii.com 25-00886S May 9, 16, 2025

representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

Farr Law Firm P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: jpainchaud@farr.com May 9, 16, 2025 25-00918S

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the de-

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS

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

The administration of the estate of SHERRYL J. PEREIRA, also known as SHERRYL PEREIRA, deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attornev 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

DEVERE ARCHER Personal Representative 3928 Valrico Grove Drive Valrico, FL 33594 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 413550 Rvne E. Hartt, Esq. Florida Bar No. 1011330

Hines Norman Hines, P.L. 315 S. Hvde 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

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

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Nicolina A. Stewart

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

SECOND INSERTION

--- ESTATE ----SECOND INSERTION

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 WITH-IN 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 speci-

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

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

DOREEN GREINER MARINO

117 Soliera Street North Venice, FL 34275 Robert D. Hines, Esq. Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

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 attornev 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,

Personal Representative Attorney for Personal Representative

May 9, 16, 2025 25-00907S

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 5/9/2025

Personal Representative: Timothy Patrick Earls, Jr. 6138 Timberknoll Dr. Macungie, Pennsylvania 18062 Attorney for Personal Representative: Teresa K. Bowman, Esq.

Attorney for the Petitioner Florida Bar Number: 0021453 3277 Fruitville Rd., Suite D-2 SARASOTA, FL 34237 Telephone: (941) 735-5200 Fax: (941) 234-0604 E-Mail: tkbowman@tkbowmanpa.com Secondary E-Mail: liz@tkbowmanpa.com May 9, 16, 2025 25-00925S

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 RU-DOLPH J. PUCHAN, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for SARA-SOTA 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,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY,

FLORIDA

PROBATE DIVISION

Deceased.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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

OF THIS NOTICE ON THEM.

NOTICE.

ney are set forth below.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

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

Personal Representative: DANIEL J. PUCHAN 4499 Mongite Rd. North Port, Florida 34287 Attorney for Personal Representative: DAVID R. CORNISH Attorney Florida Bar Number: 0225924 355 W. Venice Ave. VENICE, FL 34285 Telephone: (941) 483-4246 Fax: (941) 485-8163 E-Mail: davidr.cornish@verizon.net

Secondary E-Mail: none May 9, 16, 2025 25-00932S

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 speci-fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

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

notice is May 9, 2025. Personal Representative: Clinton Cornette 239 Saddlebrook Run Springfield, OH 45502 Telephone: (941)552-3500

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR Sarasota COUNTY

FLORIDA

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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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, 2025 25-00926S

SECOND INSERTION

NOTICE.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 Sara-

sota County, Florida, Probate Division,

the address of which is 2000 Main St.,

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

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

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

this notice is May 9, 2025.

Personal Representative: Robert Apsey III 3055 Rocky Point Rd.

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

SECOND INSERTION

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 001953 NC

IN RE: ESTATE OF ALAN MICHAEL SCHUSTER A/K/A ALAN SCHUSTER

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 Sara-

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.

25-00927S

All other creditors of the decedent and other persons having claims or demands 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

File No. 2025-CP-001333-SC Division Probate IN RE: ESTATE OF BEVERLY LYNN KONDAS, 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, TION 733.702 WILL BE FOREVER the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and BARRED. addresses of the personal representative and the personal representative's attor-

SECOND INSERTION

The date of first publication of this

Attorney for Personal Representative: Sunny Dingman E-Mail Addresses: Florida Bar No. 1018528

Shutts & Bowen LLP 1858 Ringling Blvd., Ste 300 Sarasota, FL 34236

SDingman@shutts.com jphillips@shutts.com

May 9, 16, 2025

Division PROBATE

Deceased.

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 discover whether any property duty to held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-munity Property Rights at Death Act as described in ss. 732.216-732.228,

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 9, 2025. Personal Representative:

Sarasota, FL 34236

May 9, 16, 2025

Telephone: (941) 301-8877 E-Mail: stacey@maloneylegalfl.com

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

sota 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,

BARRED.

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

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

Personal Representative: Robert Schuster

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

May 9, 16, 2025 25-00868S

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,

DATE OF DEATH IS BARRED

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

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

LORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer



25-00890S

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

or email legal@businessobserverfl.com

--- 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 SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF AS RECORD-

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 SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 15, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ED IN PLAT BOOK 14, PAGES 8, 8A THROUGH 8K, INCLU-SIVE, OF THE PUBLIC RE-CORDS OF SARASOTA COUN-TY, FLORIDA.

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

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 $21\text{-}04681\mathrm{FL}$ May 9, 16, 2025

SECOND INSERTION

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.

ability 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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC

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

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

Any person claiming an interest in the

clerk reports the surplus as unclaimed.

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

GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 004418 NC 25-00920S DEUTSCHE BANK NATIONAL

If you are a person with a dis-

hearing or voice impaired, call 711. Dated this 6 day of May, 2025.

Attorney for Plaintiff 25-00921S

the following described property as set forth in said Order or Final Judgment, to-wit: LOTS 302 AND 303, BAY HA-

VEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 168 THROUGH 171, OF THE PUB-LIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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-

FLORIDA

TRUST COMPANY AS TRUSTEE

MORTGAGE PASS-THROUGH

BENEFICIARIES, DEVISEES,

JOHN MARTIN A/K/A JOHN H.

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

MARTIN, DECEASED, et al.

LOAN TRUST 2006-AR14,

CERTIFICATES SERIES

THE UNKNOWN HEIRS,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

WHO MAY CLAIM AN

2006-AR14,

Plaintiff vs

Defendant(s).

HEIRS,

at

DEVISEES,

ASSIGNEES.

FOR INDYMAC INDX MORTGAGE

SECOND INSERTION

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 ADDI-TION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVI-SION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11. PAGE 29. 29A - 29J. OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. Property Address: 3311 S SAL-FORD BLVD, NORTH PORT, FL 34287

divided respective share in those

common elements appertain-

ing 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, Flor-

ida, and as per Condominium Plat recorded in Condominium

Book 14 at Pages 4 through 4B

inclusive of the public records of Sarasota County, Florida

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,

public sale, to the highest and best

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 Florida 34230-3079, (941)861-7400, at time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-222760 - MiM May 9, 16, 2025 25-00923S a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 5:00 p.m. of the date of the sale by cash or cashier's check. IF YOU ARE A PERSON CLAIM-

SECOND INSERTION

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS AFTER 60 DAYS, ONLY THE OWN-ER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DAVID K. OAKS, ESQ. DAVID K. OAKS, P.A. P. O. Box 671 Saluda, NC 28773 Attorney for the Plaintiff Florida Bar No. 0301817 Telephone: (828) 859-3110 email: doaksesq@comcast.net Dates of Publication: May 9, 16, 2025 25-00892S

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.

THE UNKNOWN HEIRS. GRANTEES, ASSIGNEES,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF M. DONALD HUGHES, DECEASED, et. al. Defendant(s),

FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF M. DONALD HUGHES, DECEASED,

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 be-

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, FLOR-IDA.

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

WITNESS my hand and the seal of this Court this at Sarasota County, Florida this 2 day of May, 2025.

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

ROBERTSON. ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-261458 May 9, 16, 2025 25-00888S

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 003975 NC FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3,

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

4820 SEA ISLAND AVE, SARA-SOTA, FL 34234

NOTICE OF FORECLOSURE SALE

TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY. FLORIDA

PLAZA HOME MORTGAGE, INC.,

Plaintiff, vs. JAMES PATTEN; THERESA PATTEN A/K/A THERESA E. PATTEN; JAMES CHRISTOPHER GEARHART: CITY OF NORTH PORT. FLORIDA:

ing, you are entitled, at no cost to vou. 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

CASE NO. 2024 CA 001271 NC

Defendants

SECOND INSERTION

IN THE CIRCUIT COURT OF THE

the highest and best bidder for cash

www.sarasota.realforeclose.com,

que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener NOTICE IS HEREBY GIVEN

TRUSTEES AND ALL OTHERS INTEREST IN THE ESTATE OF

Jury Office, P.O. Box 3079, Sarasota, least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the

for Sarasota County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE Dated this 5 day of May, 2025. LOAN TRUST 2006-AR14, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR14 By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 is the Plaintiff and THE UNKNOWN Communication Email: BENEFICIARIES, dsalem@raslg.com ROBERTSON, ANSCHUTZ, GRANTEES, LIENORS, SCHNEID, CRANE & PARTNERS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM PLLC Attorney for Plaintiff AN INTEREST IN THE ESTATE 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 OF JOHN MARTIN A/K/A JOHN H. MARTIN, DECEASED are the Telephone: 561-241-6901 Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to

Plaintiff, vs. BENEFICIARIES, DEVISEES,

LIENORS, CREDITORS,

TO: THE UNKNOWN HEIRS, BENE-

whose residence is unknown if he/she/

ing foreclosed herein. TO: ISAAC SMITH, BOB GRIFFITHS, DAVID WEAVER, SEBASTIAN LEITH, JULIE, BY AND THROUGH THEIR NATURAL GUARDIAN, PAT-RICK 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:

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 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 www.sarasota.realforeclose. cash com, 9:00 a.m., on June 17, 2025

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

a Uniform Final pursuant to 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 CHAR-LOTTE SUBDIVISION, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 3, 3A TO 3S OF THE PUBLIC RE CORDS OF SARASOTA COUN-TY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 proceedgastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

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

Si usted es una persona minusválida

hearing or voice impaired, call 711.

Si ou se von moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peve, 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, oubven imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 iou: 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

Plaintiff. vs.

THE UNKNOWN HEIRS, BENEFI-CIARIES. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF SARAH E. SODERLUND A/K/A SARAH SODERLUND, DECEASED, et al. Defendant(s).

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

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

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

25-00922S

--- ACTIONS / SALES ---

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 following 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 SWAYING A/K/A: 9452

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.

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 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 imme-diately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days: if you are hearing or voice impaired, call 711.

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

WITNESS my	hand and the seal of
this Court this 2 d	ay of May, 2025.
K	AREN E. RUSHING
As C	lerk of the Court and/
	or Comptroller
	G. Kopinsky (SEAL)
24-51737	
May 9, 16, 2025	25-00889S

SECOND INSERTION

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 written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; oth-erwise 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; you are hearing or voice impaired, call 711.

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

CIVIL DIVISION Case #: 2016-CA-004162-NC DIVISION: A Deutsche Bank Trust Company

Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QO2 Plaintiff, -vs.-

Unknown Trustee of the Stephens Family Trust; John M. Desylvester a/k/a John Desylvester a/k/a John Sesvivester; DSM LLC d/b/a DSM. LLC d/b/a DSMLLC; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive,

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 SABASOTA, Florida, that the Clerk of Court shall sell the following property, in SARASOTA County, Florida, described as: Unit 4, Building A, Imperial

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

Property address of: 5538 Swift Road #4, Sarasota, FL 34231 at public sale,

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 following described property: UNIT NO. 11, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-

ICE LAND CONDOMINIUM, AC- SECOND INSERTION

whether said Unknown Parties may

claim an interest as Spouse, Heirs,

Devisees, Grantees, or Other

Claimants; Unknown Parties in

Possession #2, If living, and all

Unknown Parties claiming by,

through, under and against the

above named Defendant(s) who

whether said Unknown Parties

Claimants

Defendant(s).

Asset-Backed

may claim an interest as Spouse.

Heirs, Devisees, Grantees, or Other

NOTICE IS HEREBY GIVEN

pursuant to order rescheduling foreclosure sale or Final Judgment,

entered in Civil Case No. 2016-CA-

004162-NC of the Circuit Court of

the 12th Judicial Circuit in and for

Sarasota County, Florida, wherein

Deutsche Bank Trust Company Americas, as Trustee for Residential

Accredit Loans, Inc., Mortgage

Pass-Through

are not known to be dead or alive,

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

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 ap-pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707

16-301164 FC01 CXE May 9, 16, 2025 25-00885S

SECOND INSERTION

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this 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)769-1344josh@RosenbergCummings.com; roberta@rosenbergcfummings.com Florida Bar Number: 1040437 May 9, 16, 2025 25-00884S

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 34292has been filed against you and you are

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

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

for Foreclosure of Mortgage on the following described property: UNIT NO. 14, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE

SECOND INSERTION RATION OF CONDOMINIUM

YOU ARE NOTIFIED that an action

LAND CONDOMINIUM, AC-CORDING TO THE DECLA-

modation 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, Defendants. 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. 25-00904S May 9, 16, 2025

to the highest and best bidder for cash, NOTICE OF SALE at www.sarasota.realforeclose.com, at IN THE CIRCUIT COURT OF THE 9:00 A.M. on May 21, 2025. The high-TWELFTH JUDICIAL CIRCUIT est bidder shall immediately post with IN AND FOR SARASOTA COUNTY, the Clerk, a deposit equal to 5% of the FLORIDA Case Number: 2024-CA-004405 final bid. The deposit must be cash or cashier's check payable to the Clerk of

NEXOS INVEST CORP., and/or assigns,

Plaintiff, v.

CANVAS SARASOTA, LLC, PABLO ARCE, LAND 27, LLC, ACEMAR WOOD PRODUCTS FL, LLC, CMM ROOFING INC., LG KRAMER FLOORING, LLC, KAREEM SUWAITY, STORER CABLE TV OF FLORIDA, INC., JOHN DOE and JANE DOE, as UNKNOWN TENANTS; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants.

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

of Lot 16, Bayview Subdivision,

described as:

The East 10 Feet of Lot 14 and all

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 written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Av-enue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 1 day of May, 2025. KÅREN É. RUSHING As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk

Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accom-

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-

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 25-00877SMay 9, 16, 2025

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-

WITNESS my hand and the seal of this Court this 1 day of May, 2025.

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

Submitted by:

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01355 CSLC May 9, 16, 2025 25-00875S

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, OFTHE 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-**BATION OF CONDOMINIUM RECORDED IN INSTRUMENT** 2005281485, NO. 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-

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 25-00881SMay 9, 16, 2025



SECOND INSERTION

--- ACTIONS / SALES ---

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 006314 NC

EF MORTGAGE, LLC, Plaintiff, vs. GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL

Defendant(s)

To the following Defendant(s): PANACEA OF VENICE, A 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 following described property:

UNIT NO. 6, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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.7, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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. 13, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM. ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-

MENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD-ED IN INSTRUMENT NO. 2018125576, AND RECORDED CONDOMINIUM PLAT IN BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. a/k/a 20920 ISOLA BELLA CIR. UNIT 6 AND 20914 ISO-LA BELLA CIR, UNIT 7 AND 22014 ISOLA BELLA CIR, UNIT 13, VENICE, FLORIDA 34292

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

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

WITNESS my hand and the seal of this Court this 1 day of May, 2025. KAREN E. RUSHING As Clerk of the Court (SEAL) By G. Kopinsky

As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01354 CSLC May 9, 16, 2025 25-00876S SECOND INSERTION

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

 $\mathbf{CASE\,NO.\,}\mathbf{2024\,CA\,006304\,NC}$ EF MORTGAGE, LLC, Plaintiff, vs. GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL Defendant(s) To the following Defendant(s): PANACEA OF VENICE, A 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 21, PANACEA OF VEN-ICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DEC-LARATION OF CONDOMIN-IUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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 30, PANACEA OF VEN-ICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DEC-LARATION OF CONDOMIN-IUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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-

UNIT 33, PANACEA OF VEN-ICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DEC-LARATION OF CONDOMIN-

IUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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 21024 ISOLA BELLA CIR, UNIT 21 AND 20965 ISOLA BELLA CIR, UNIT 30 AND 22027 ISOLA BELLA CIR, UNIT 33, VENICE, FLORIDA 34292

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

If you are a person with a disability who needs any accommodation in order to participate in this 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.

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 Telefacsimile: (954) 382-5380 notice@kahaneandassociates.com File No.: 24-01349 CSLC May 9, 16, 2025

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024 CA 006299 NC EF MORTGAGE, LLC, Plaintiff, vs. GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL Defendant(s)

To the following Defendant(s): PANACEA OF VENICE, A CONDO-MINIUM INC. (LAST KNOWN ADDRESS)

VENICE, FL 34292

20968 ISOLA BELLA CIRCLE YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. 22, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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. 34, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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. AND UNIT NO. 35, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DECLA RATION OF CONDOMINIUM

RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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 21020 ISOLA BELLA CIR, UNIT 22 AND 22023 ISOLA BELLA CIR, UNIT 34 AND 22017 ISOLA BELLA CIR, UNIT 35, VENICE, FLORIDA 34292

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

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

WITNESS my hand and the seal of this Court this 1 day of May, 2025.

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

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01348 CSLC May 9, 16, 2025 25-00879S

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 006332 NC EF MORTGAGE, LLC, Plaintiff, vs.

GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL

Defendant(s) To the following Defendant(s): PANACEA OF VENICE, A 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.1, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DECLA- MENT NO. 2005281485, AS AFFECTED 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 20944 ISOLA BELLA CIRCLE, UNIT 1, 22013 ISOLA BELLA CIRCLE, UNIT 36 AND 22007 ISOLA BELLA CIRCLE, UNIT 37, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you. to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days: if you are hearing or voice impaired, call 711

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 006290 NC EF MORTGAGE, LLC, Plaintiff, vs. GLOBAL STAR REAL ESTATE IN-VESTMENT 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 following described property: UNIT NO. 19, PANACEA OF VENICE, A CONDOMINIUM

F/K/A PORTOFINO OF VEN-ICE, LAND CONDOMINIUM, ACCORDING TO THE DECLA-

MENT NO. 2005281485. AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD-ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PIAL BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. a/k/a 21034 ISOLA BELLA CIR, UNIT 19 AND 21010 ISOLA BELLA CIR, UNIT 24 AND 20979 ISOLA BELLA CIR, UNIT 27, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota. Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired,

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 006334 NC EF MORTGAGE, LLC, Plaintiff, vs. GLOBAL STAR REAL ESTATE INVESTMENT AND COMMODITIES, LLC; ET AL; Defendant(s)

To the following Defendant(s): PANACEA OF VENICE, A 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. 12, PANACEA OF

VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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. 4, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM. ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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. 5, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM. ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-

MENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD-ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OFTHE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. a/k/a 20930 ISOLA BELLA CIR, UNIT 4, 20924 ISOLA BELLA CIR, UNIT 5 AND 22020 ISOLA BELLA CIR, UNIT 12, VENICE, FLORIDA 34292

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before June 9, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou are entitled, at no cost to vou. 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 imme-diately 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

25-00878S

Sunrise, Florida 33323 Telephone: (954) 382-3486 Designated service email:

SOTA COUNTY. AND

RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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. 36, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM. ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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. 37, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM. ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-

WITNESS my hand and the seal of this Court this 1 day of May, 2025.

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

Submitted by:

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01352 CSLC 25-00874SMay 9, 16, 2025

RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED BY CERTIFICATE OF AMENDMENT CREATED AMENDED AND RESTATED DECLARATION RECORD-ED IN INSTRUMENT NO. 2018125576, AND RECORDED CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. UNIT NO. 24, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE, LAND CONDOMINIUM. ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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. 27, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE, LAND CONDOMINIUM. ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-

WITNESS my hand and the seal of this Court this 29 day of April, 2025. KAREN E. RUSHING

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

Submitted by:

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01351 CSLC May 9, 16, 2025 25-00869S

WITNESS my hand and the seal of this Court this 1 day of May, 2025.

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

Submitted by:

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01356 CSLC May 9, 16, 2025 25-00873S

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45** IN THE CIRCUIT COURT OF THE

12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA

CASE NO.: 2023 CA 003597 NC CENTER STREET LENDING VIII SPE. LLC. Plaintiff, v.

MARK ANDREW NOVKOVIC, AS TRUSTEE OF THE MILAN NOVKOVIC AND BEBA NOVKOVIC LIVING TRUST U/A DATED APRIL 22, 1998, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Fore-closure 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 AN-DREW 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

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR SARASOTA

COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 2024 CA 003335 NC

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,

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

12TH JUDICIAL CIRCUIT, IN

AND FOR SARASOTA COUNTY,

FLORIDA CIVIL DIVISION

CASE NO. 2024 CA 006298 NC

Plaintiff, vs. GLOBAL STAR REAL ESTATE

INVESTMENT AND COMMODITIES, LLC; GARY YOUNG A/K/A GARY ALLEN

YOUNG; NIGEL ERROL LOREIHE; PANACEA OF VENICE, A CONDOMINIUM INC.,

To the following Defendant(s): PANACEA OF VENICE, A CONDO-

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

UNIT 18, PANACEA OF VEN-ICE, A CONDOMINIUM

F/K/A PORTOFINO OF VEN-

ICE LAND CONDOMINIUM,

ACCORDING TO THE DEC-

LARATION OF CONDOMIN-

IUM RECORDED IN INSTRU-

MENT NO. 2005281485, AS

AFFECTED BY CERTIFICATE

OF AMENDMENT CREATED

AMENDED AND RESTATED

RECORD-

(LAST KNOWN ADDRESS)

lowing described property:

DECLARATION

20968 ISOLA BELLA CIRCLE

EF MORTGAGE, LLC,

Defendant(s)

MINIUM INC.

VENICE, FL 34292

Plaintiff, vs. ELIZABETH ADELE HANNON,

FREEDOM MORTGAGE

CORPORATION,

et al.,

Defendant.

highest bidder for cash at https://www. sarasota.realforeclose.com on June 12, 2025 at 9:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 13, WATERSIDE EAST,

SIESTA'S BAYSIDE SUBDIV-SION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 31, PUBLIC RE-CORDS OF SARASOTA COUN-TY, FLORIDA.

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

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disabil-ity 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

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 Anva E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidottiberger.com May 9, 16, 2025 25-00893S

Jury Office, P.O. Box 3079, Sarasota,

Florida 34230-3079, (941)861-7400,

at least seven (7) days before your

SECOND INSERTION

et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabil-ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10028FL May 9, 16, 2025 25-00872S

SECOND INSERTION

ED IN INSTRUMENT NO. 2018125576, AND RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGE 44, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY. FLORIDA AND

UNIT NO. 38, PANACEA OF VENICE, A CONDOMINIUM F/K/A PORTOFINO OF VEN-ICE LAND CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN INSTRU-MENT NO. 2005281485, AS AFFECTED 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 21040 ISOLA BELLA CIR,

UNIT 18 AND 22003 ISOLA BELLA CIR, UNIT 38, VENICE, FLORIDA 34292

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

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

WITNESS my hand and the seal of this Court this 1 day of May, 2025. KAREN E. RUSHING As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email:

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case Number: 2024 CA 004395 NC NEXOS INVEST CORP.,

and/or assigns, Plaintiff, v. CANVAS SARASOTA, LLC, PABLO ARCE, LAND 27, LLC, CMM ROOFING, INC., CITY OF SARASOTA, FLORIDA, STORER CABLE TV OF FLORIDA, INC, JOHN DOE and JANE DOE, as UNKNOWN TENANTS: and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants.

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

COUNTY GENERAL JURISDICTION

DIVISION CASE NO. 58-2019-CA-003326 NC HOMEBRIDGE FINANCIAL SERVICES, INC., Plaintiff, vs.

ROBERT EUGENE MILLER A/K/A ROBERT MILLER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Mortgage Foreclosure entered April 24, 2025 in Civil Case No. 58-2019-CA-003326 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein HOMEBRIDGE FINANCIAL SERVICES, INC. is Plaintiff and Robert Eugene Miller a/k/a Robert Miller, et al., Court of Sarasota County, Florida, I will sell the property situated in Sarasota County, Florida, with the property address of 1731 Siesta Drive, Sarasota, FL 34239 and legally described as: Lot 15, Block B, Bayview Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 156, of the Public Records of Sarasota County,

SECOND INSERTION NOTICE IS HEREBY GIVEN

that pursuant to a Final Summary

Judgment of Foreclosure entered in

the above-entitled cause in the Circuit

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

If you are a person with a disability who needs any accommodation in order to participate in this

SECOND INSERTION

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

LOT 3162, VILLAGES AT PI-NETREE PONDEROSA EN-CLAVE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 43, PAGE 30, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

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

SECOND INSERTION

the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 313, Milano – Phase 2 –

Replat 1, according to the plat thereof as recorded in Plat Book 51, Page 7, of the Public Records of Sarasota County, Florida.

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

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

SECOND INSERTION

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

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

Sarasota County, Florida. nublic sale to the hi 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 proceed-

ing, you are entitled, at no cost to you, 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

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 imme-diately 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

to the provision of certain assistance.

24-09849FL May 9, 16, 2025 25-00870S

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, $(941)861\text{-}7400, \ \mathrm{at} \ \mathrm{least}$ 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.

order to participate in this proceeding,

Dated: May 2, 2025.

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

FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 003103 NC PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JOHN BRUCE HAAG, et al., Defendant. NOTICE IS HEREBY GIVEN

pursuant to a Summary Final Judgment of Foreclosure entered April 10, 2025 in Civil Case No. 2024 CA 003103 NC of the Circuit Court of

the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and John Bruce Haag, et al., are Defendants, NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case Number: 2024-CA-004392 NEXOS INVEST CORP., and/or assigns, Plaintiff, v. CANVAS SARASOTA, LLC, PABLO ARCE, LAND 27, LLC, CMM ROOFING, INC.,

CITY OF SARASOTA, FLORIDA, JOHN DOE and JANE DOE, as UNKNOWN TENANTS; and any unknown heirs, devisees,

ability who needs any accommodation NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF

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

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

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

SAVE TIME

E-mail your Legal Notice

SECOND INSERTION

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 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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 9, 2025.

25-00880S

notice@kahaneandassociates.com

File No.: 24-01347 CSLC

May 9, 16, 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 unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants, Defendants.

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR SARASOTA

COUNTY GENERAL JURISDICTION

DIVISION

CASE NO. 2023 CA 006430 NC

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE

FOR RCAF ACQUISITION TRUST,

Plaintiff, vs. GARY A FREIWALD A/K/A GARY

A FREIWALD SR A/K/A GARY

FREIWALD, et al.,

FREIWALD A/K/A GARY ALLEN

FREIWALD A/K/A GARY ALLEN

Defendant. NOTICE IS HEREBY GIVEN

pursuant to a Summary Final

Judgment of Foreclosure entered

April 14, 2025 in Civil Case No. 2023

CA 006430 NC of the Circuit Court of

the TWELFTH JUDICIAL CIRCUIT

in and for Sarasota County, Sarasota,

Florida, wherein U.S. BANK TRUST

NATIONAL ASSOCIATION, NOT IN

ASSOCIATION, NOT IN ITS

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

If you are a person with a disability who needs any accommodation in

SECOND INSERTION

ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff and Gary A Freiwald a/k/a Gary A Freiwald Sr a/k/a Gary Freiwald a/k/a Gary Allen Freiwald a/k/a Gary Allen Freiwald, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of May, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

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

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

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

legal@businessobserverfl.com

