SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 SUNH mobile home bearing vehicle identification number 48CK-12RFP1860 and all personal items located inside the mobile home. Last Tenant: Ivey Lind Upton. Sale to be held at: Villa Del Sol, 6516 15th Street East, Sarasota, Florida 34243, (941) 755-6979.

June 13, 20, 2025 25-01137S

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

Dated this 8th day of June, 2025.

Ivan Radosavljevic

June 13, 2025 25-01112S

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 Mandala Med-Spa located at 1715 Stickney Point Rd in the City of Sarasota, Sarasota County, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of June, 2025.

Marguerite P. Barnett, MD, PA
Marguerite Barnett

June 13, 2025 25-01131S

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 Situ Art Lighting located at 2109 47th St in the City of Sarasota, Sarasota County, FL 34234 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of June, 2025.

Situ Lighting, LLC

June 13, 2025 25-01118S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001538 NC
IN RE: ESTATE OF REINA A. ALCANTAR, Deceased.

The administration of the estate of REINA A. ALCANTAR, deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 13, 2025.

KARLA BENITEZ
Personal Representative
1989 Toucan Way, Apt. 101
Sarasota, FL 34232

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com

June 13, 20, 2025 25-01128S

FIRST INSERTION

SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (the "**Board**") of the Sarasota National Community Development District (the "**District**") will hold a public hearing on July 8, 2025 at 1:00 p.m. at Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 for the purpose of hearing comments and objections on the adoption of the proposed budget (the "**Proposed Budget**") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (the "**Fiscal Year 2025/2026**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (the "**District Manager's Office**"), during normal business hours, or by visiting the District's website at www.sarasotanationalcdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Cleo Adams
District Manager

June 13, 20, 2025 25-01113S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
File No. 2025 CP 002117 NC
PROBATE DIVISION
IN RE: ESTATE OF CHRISTOPHER V. PERUGINI Deceased.

The administration of the estate of Christopher V. Perugini, 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 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 06/13/2025.

Personal Representative:
Lorraine Konschuh
1335 Pinewood Drive
Lapeer, Michigan 48446

Attorney for Personal Representative:
Andrew Ponnock
Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com

June 13, 20, 2025 25-01099S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002503-NC
IN RE: ESTATE OF HAROLD FLETCHER WARDWELL A/K/A H. FLETCHER WARDWELL, II, Deceased.

The administration of the estate of HAROLD FLETCHER WARDWELL A/K/A H. FLETCHER WARDWELL, II, deceased, whose date of death was April 11, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Emily Helton
c/o Christopher A. Likens, Esq.
1800 Second Street, Suite 971
Sarasota, FL 34236

Attorney for
Personal Representative:
Christopher A. Likens
Florida Bar Number: 0981303
CHRISTOPHER A LIKENS, P.A.
1800 Second Street, Suite 971
Sarasota, FL 34236
Telephone: (941) 365-7838
eservice@calikens.com

June 13, 20, 2025 25-01136S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-762-NC
Twelfth Judicial Circuit
IN RE: ESTATE OF LAVON E. EASH, Deceased.

The administration of the estate of Lavon E. Eash, deceased, whose date of death was May 13, 2024, and whose social security number is xxx-xx-5073, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Shawn Miller
38 Ems D17 Lane
Syracuse, Indiana 46567
John M. Compton (FL Bar #128058)
Attorney for Personal Representative
Primary Email:
jcompton@nhlslaw.com
Secondary Email:
tpayne@nhlslaw.com
Norton, Hammersley, Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, FL 34236
Telephone: (941) 954-4691
June 13, 20, 2025 25-01132S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002681-NC
Division Probate
IN RE: ESTATE OF GLENN M. RENWICK, A/K/A GLENN MORRIS RENWICK, Deceased.

The administration of the estate of Glenn M. Renwick, a/k/a Glenn Morris Renwick, deceased, whose date of death was May 16, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Deborah L. Renwick
3030 Grand Bay Boulevard, Unit #3101
Longboat Key, FL 34228
Attorney for Personal Representative:
Alyssa L. Tiebout
E-mail Addresses:
atiebout@bakerlaw.com,
iwalker@bakerlaw.com
Florida Bar No. 1003179
Baker & Hostetler, LLP
200 South Orange Avenue, Suite 2300
Orlando, Florida 32801
Telephone: (407) 649-4031
June 13, 20, 2025 25-01117S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1178-NC
IN RE: ESTATE OF KENNETH R. SANDERS, Deceased.

The administration of the estate of KENNETH R. SANDERS, deceased, whose date of death was December 21, 2024; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative=s attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 13, 2025.

Dave M. Evans, Jr.
Personal Representative
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
LUKE X. JOHNSTON, Esquire
Attorney for Personal Representative
Florida Bar No. 1037682
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: ljohnston @leeandevans.com
June 13, 20, 2025 25-01107S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002309 SC
Division Probate
IN RE: ESTATE OF EVELYN L. LEPINSKI Deceased.

The administration of the estate of EVELYN L. LEPINSKI, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 N. Main St, Sarasota, FL. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
BRETT BRANDNER
Attorney for Personal Representative:
LESLIE LOHN, ESQ.
Florida Bar Number: 0181579
1460 S. McCall Rd, Unit 2E
Englewood, FL 34223
Telephone: (941) 475-9669
E-Mail: llohn@leslielohnlaw.com
Secondary: office@leslielohnlaw.com
June 13, 20, 2025 25-01125S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002508NC
IN RE: ESTATE OF CHARLES JOHN REDDING, Deceased.

The administration of the estate of CHARLES JOHN REDDING, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Petitioner:
TIMOTHY W. GENSMER
C/O TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD. STE 202A
SARASOTA, FL 34237
Attorney for Petitioner:
TIMOTHY W. GENSMER, ESQ.
TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD, STE 202A
SARASOTA, FL 34237
Telephone: 941-952-9377
Florida Bar No.586242
June 13, 20, 2025 25-01116S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1967 SC
Division Probate
IN RE: ESTATE OF DIANE BRENDA LOGAN Deceased.

The administration of the estate of DIANE BRENDA LOGAN, deceased, whose date of death was January 4, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
JENNIFER JOHNSTON
415 Church Street #2106
Nashville, Tennessee 37219
Attorney for Personal Representative:
Brady Sharrer
Attorney for Jennifer Johnston
Florida Bar Number: 84674
Farr Law Firm, PA
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488.7751
Fax: (941) 485.0311
E-Mail: bsharrer@farr.com
Secondary E-Mail: jkrajec@farr.com and probate@farr.com
June 13, 20, 2025 25-01101S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002446-NC
Division Probate
IN RE: ESTATE OF BRIEN R. HOLEHOUSE Deceased.

The administration of the estate of BRIEN R. HOLEHOUSE, deceased, whose date of death was April 2, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Kathleen Holehouse
5750 Gulf & Bay Club, Apt. E707
Sarasota, FL 34242
Attorney for Personal Representative:
F. Gant McCloud
Attorney
Florida Bar Number: 0072163
F. GANT MCCLOUD, P.A.
1605 Main Street, Suite 900
Sarasota, FL 34236
Telephone: (941) 957-9330
E-Mail: gant@boardcertifiedestateplanning.com
June 13, 20, 2025 25-01138S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002110 NC
IN RE: ESTATE OF WILLIAM C. MARCUS, Deceased.

The administration of the estate of William C. Marcus, deceased, whose date of death was November 1, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Amy Merrill
1720 Pinyon Pine Drive
Sarasota, FL 34240
Personal Representative
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 Address:
kkoach@bowmangeorge.com
Attorneys for Personal Representative
June 13, 20, 2025 25-01120S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER: 2025-CP-2847
IN RE: THE ESTATE OF JAMES VANCE, Deceased.

The administration of the estate of James Vance, deceased, whose date of death was March 30, 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 name and addresse of the petitioner the petitioner for summary administration and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Petitioner for Petition for Summary Administration
Andrew Vance
3236 Ashton Rd
Sarasota, FL 34231
By: Sean S. Whaley, Esq.
Florida Bar No. 13076.
P.O. Box 78
Ellenton, FL 34222
Telephone Number: 321 289-1927
Email: Sean@whaleylawgroup.com
Attorney for Petitioner
June 13, 20, 2025 25-01106S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1667-SC
Division Probate
IN RE: ESTATE OF Nadine Patricia Hochman Deceased.

The administration of the estate of Nadine Patricia Hochman, deceased, whose date of death was September 1, 2023 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the Address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal Representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Samantha DiCicco
Attorney for Personal Representative:
Robert C. Benedict
Florida Bar No: 0361150
rbenedict@bigwlaw.com
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
June 13, 20, 2025 25-01121S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002523-NC
Division PROBATE
IN RE: ESTATE OF ROBERT W. GOODIN Deceased.

The administration of the estate of ROBERT W. GOODIN, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is Friday, June 13, 2025.

Personal Representative:
LORI RICHARDS
7439 Roxye Lane
Sarasota, Florida 34240
Attorney for Personal Representative:
BART SCOVILL, Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, FL 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com
June 13, 20, 2025 25-01126S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001576
IN RE: ESTATE OF JENNIE BARBARA NEZGOD, Deceased.

The administration of the estate of Jennie Barbara Nezgod, deceased, whose date of death was June 19, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 6/13/25.

William Nezgod
Personal Representative
401 Cayuga Way
Westfield, NJ 07090
Matthew D. Unzicker, Esq.
Attorney for Personal Representative
Florida Bar Number: 1015962
BERLIN PATTEN EBLING
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Telephone: (941) 907-9022
Fax: (941) 907-9024
E-Mail: munzicker@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary E-Mail:
probate@berlinpatten.com
June 13, 20, 2025 25-01127S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002562 NC
Division: Probate
IN RE: ESTATE OF ROBERT J. GURNEY (AKA ROBERT JOSEPH GURNEY) Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Robert J. Gurney (AKA Robert Joseph Gurney), deceased, File Number 2025 CP 002562 NC, by the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237; that the decedent's date of death was April 4, 2025; that the total value of the estate is $40,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Gerard Gurney 923 Serendipity Way Napa, CA 94558
Robert Gurney 5110 1/2 MacArthur Blvd, NW Washington DC, 20016
Thomas Gurney 21307 Rockledge Lane Boca Raton, Florida 33428
Joseph Gurney 5144 Macomb Street NW Washington DC, 20016

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is June 13, 2025.

Person Giving Notice:
Gerard Gurney
c/o Ledbetter Cowan Law Group
229 Pensacola Road
Venice, FL 34285
Attorney for Person Giving Notice
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
June 13, 20, 2025 25-01119S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025 CP 001489 SC
IN RE: ESTATE OF: JAMES KARL POTOCZEK, 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 JAMES KARL POTOCZEK, deceased, File Number 2025 CP 001489 SC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237 that the decedent's date of death was December 10, 2024; that the total value of the estate is $ 12,412.93 and that the names and addresses of those to whom it has been assigned by such Order are:

NAME AND ADDRESS
Barbara Christine Potoczek
24 Sweetbriar Court
Asheville, North Carolina 28803

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 payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

THE 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 FLORIDA STATUTES SECTION 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER FLORIDA SECTION 732.2211.

The date of the first publication of this Notice is June 13, 2025

Person Giving Notice:
Barbara Christine Potoczek
24 Sweetbriar Court
Asheville, North Carolina 28803
Attorney for Person Giving Notice:
JAN A. YELEN
Florida Bar No. 323799
YELEN YELEN & SIMON, P.A.
1104 Ponce de Leon Boulevard
Coral Gables, Florida 33134
305-445-3721
jyelen@yelen-yelen.com
June 13, 20, 2025 25-01111S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002368-NC
Division Probate
IN RE: ESTATE OF DORIS JACQUELINE POLLITTE, Deceased.

The administration of the estate of Doris Jacqueline Pollitte, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
J. Ronald Skipper
P.O. Box 5396
Sarasota, FL 34277
Attorney for Personal Representative:
Charla M. Burchett
Email Addresses:
CBurchett@shutts.com
SDingman@shutts.com
cmbcourt@shutts.com
Charla M. Burchett, Esq.
Florida Bar No. 0813230
Sunny Dingman, Esq.
Florida Bar No. 1018528
Shutts & Bowen LLP
1858 Ringling Blvd. Ste 300
Sarasota, FL 34236
Telephone: (941) 552-3500
June 13, 20, 2025 25-01139S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
File No. 2024CP005306SC
Division PROBATE
IN RE: ESTATE OF MARION B. BROWN Deceased.

The administration of the estate of MARION B. BROWN, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Trillmon Patrick Brown
7 Saint Cecilia Street
Leominster, MA 01453
Attorney for Personal Representative:
Jessica K Close, Esq., Attorney
Florida Bar Number: 1011273
737 S. Indiana Avenue, Suite B
Englewood, FL 34223
Telephone: (941) 548-7883
Fax: (941) 841-4051
E-Mail: jclose@closelegal.com
Secondary E-Mail:
office@closelegal.com
June 13, 20, 2025 25-01102S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
File No. 2025 CP 001861 NC
IN RE: ESTATE OF KATHLEEN GOODMAN Deceased.

The administration of the estate of Kathleen Goodman, deceased, whose date of death was July 2, 2020, 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 decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is 6/13/2025.

Michael Goodman
Personal Representative
244 Square Dale Lane
Rochester, New York 14612
Matthew D. Unzicker, Esq.
Attorney for Personal Representative
Florida Bar Number: 1015962
BERLIN PATTEN EBLING
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Telephone: (941) 907-9022
Fax: (941) 907-9024
E-mail:
munzicker@berlinpatten.com
Secondary E-mail:
probate@berlinpatten.com
June 13, 20, 2025 25-01133S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CP 002198 NC
IN RE: The Estate of: SANDRA LEE HECKENDORF, 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 into the estate of Sandra Lee Heckendorf, deceased, File Number 2025 CP 2198 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Main Street, Sarasota, FL 34237; that the decedent's date of death was February 3, 2024; that the total value of the estate is less than $75,000.00 and that the names and addresses of these to whom it has been assigned by such order are:

Name Address
Andrew Rieke
122 Marshside Dr.
Summerville, SC

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the dependent and person 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 the court WITHIN THE TIME PERIODS SET FORETH IN FLORIDA STATUES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARR3D. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is June 13, 2025.

Person Giving Notice:
/s/ Andrew Rieke
ANDREW RIEKE
122 Marshside Dr. Summerville, SC
Attorney for Person Giving Notice
/s/ Ryan Gambert
RYAN W. GAMBERT, ESQUIRE
Florida Bar No.: 0035762
240 N. Washington Blvd., Ste. 46
Sarasota, FL 34236
Ph: (941) 702-8444
Fx: (941) 894-1522
rwgambertlaw@gmail.com
Attorney for Petitioner
June 13, 20, 2025 25-01114S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001482 SC
Division: Probate
IN RE: ESTATE OF WILLIAM A. SCOONES Deceased.

The administration of the estate of WILLIAM A. SCOONES, deceased, whose date of death was July 8, 2024, 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.

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
JACQUELINE E. SCOONES
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
June 13, 20, 2025 25-01115S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002918-NC
Division PROBATE
IN RE: ESTATE OF ANN WALLER Deceased.

The administration of the estate of Ann Waller, deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Elizabeth Jane Shea
80 Lincoln Rd.
Sutton, MA 01590
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
June 13, 20, 2025 25-01134S

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

LV18237_V25

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
FOR PETITION TO ESTABLISH PATERNITY AND TIME-SHARING OF MINOR CHILD
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025-DR-1061
FAMILY DIVISION
KEVIN L. LAYNE,
Petitioner, and
NIKKI MICHELLE SANABRIA And ANGEL LOUIS SANABRIA,
Respondents.

TO: ANGEL LOUIS SANABRIA, Address Unknown

YOU ARE NOTIFIED that an action to Establish Paternity and Time-Sharing of Minor Child, has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KEVIN L. LAYNE in care of, PAUL BENNETT SEUSY, P.A., the Petitioner's attorney, whose mailing address is P.O. box 230, Arcadia, Florida 34265 on or before June 30, 2025, and file the original with the Clerk of Court for DeSoto County, 115 East Oak Street, Arcadia, Florida, 34266, before service on the Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to establish paternity and time-sharing of a minor child.

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

You must keep the Clerk of the circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 on June 4th, 2025.

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

June 13, 20, 27; July 4, 2025
25-01123S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 2025 CA 001080 NC
GTE FEDERAL CREDIT UNION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JOHN JAY STRONG, DECEASED, SABRINA MASON AKA SABRINA L MASON, AS KNOWN HEIR OF JOHN JAY STRONG, ROBIN STOVER, ESQ., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN JAY STRONG, COOPER ENGLEBRIET, A MINOR, AS KNOWN HEIR OF JOHN JAY STRONG, et al.
Defendants.

TO:
SABRINA MASON AKA SABRINA L MASON, AS KNOWN HEIR OF JOHN JAY STRONG
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
664 SUGARWOOD TRL
VENICE, FL 34292
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JOHN JAY STRONG, DECEASED
CURRENT RESIDENCE UNKNOWN
UNKNOWN SPOUSE OF SABRINA MASON AKA SABRINA L MASON
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
664 SUGARWOOD TRL
VENICE, FL 34292
COOPER ENGLEBRIET, A MINOR, AS KNOWN HEIR OF JOHN JAY STRONG
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
664 SUGARWOOD TRL
VENICE, FL 34292

You are notified that an action to foreclose a mortgage on the following property in Sarasota County, Florida:

LOT 98, THE LAKES OF CHESTNUT CREEK, UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 32 THROUGH 32D, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

commonly known as 664 SUGARWOOD TRL, VENICE, FL 34292 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before July 14, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the 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.

Dated: June 4th, 2025.

CLERK OF THE COURT
Honorable Karen E. Rushing
2000 Main Street
Sarasota, Florida 34237
By: G. Kopinsky
Deputy Clerk (COURT SEAL)

June 13, 20, 2025 25-01135S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2024 CC 7508 NC
BELLA VILLINO IV CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
SCOTT KIRCHEN; UNKNOWN SPOUSE OF SCOTT KIRCHEN; THOMAS KIRCHEN; UNKNOWN SPOUSE OF THOMAS KIRCHEN; TENANT #1, AS UNKNOWN TENANT IN POSSESSION; and TENANT #2, AS UNKNOWN TENANT IN POSSESSION,
Defendants.

TO: THOMAS KIRCHEN; and UNKNOWN SPOUSE OF THOMAS KIRCHEN:

The property herein described is as follows:

Unit 1414, Building B, BELLA VILLINO IV, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2005198471, as thereafter amended, and as per Plat thereof recorded in Condominium Book 38, Page 15, as thereafter amended, of the Public Records Sarasota County, Florida together with an undivided interest in the common elements.

With a street address of 4142 Central Sarasota Parkway, Apt. 1414, Sarasota, FL.

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, BELLA VILLINO IV CONDOMINIUM ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on Michelle A. Rowe, Esquire, attorney for Plaintiff, whose address is 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the Complaint or Petition.

This Notice shall be published once each week for two consecutive weeks in the BUSINESS OBSERVER SARASOTA EDITION.

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

WITNESS my hand and seal of said court at Sarasota, Sarasota County, Florida on this 6 day of June, 2025.

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

Attorney for Plaintiff:
MICHELLE A. ROWE, ESQUIRE
Florida Bar No. 0036605
JOHN JABRO, ESQUIRE
Florida Bar No. 1049661
The Law Offices of Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, FL 34237
Ph: (941) 955-5622
Email: mrowe@lobeckrowe.com
Secondary email:
jjabro@lobeckrowe.com
Tertiary email: dnolf@lobeckrowe.com
Attorneys for Plaintiff

June 13, 20, 2025 25-01108S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-002116
Division A
SELECT PORTFOLIO SERVICING, INC.
Plaintiff, vs.
PAUL MICHAEL TUTTLE, BRIAN THOMAS TUTTLE, STATE OF FLORIDA, DEPARTMENT OF REVENUE, WELLINGTON CHASE HOMEOWNER'S ASSOCIATION, INC., PALMER RANCH MASTER PROPERTY OWNERS ASSOCIATION, INC., UNKNOWN SPOUSE OF PAUL MICHAEL TUTTLE, UNKNOWN SPOUSE OF BRIAN THOMAS TUTTLE, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 27, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT 29, WELLINGTON CHASE, UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 48, 48B, 48C AND 48D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 6315 STURBRIDGE CT, SARASOTA, FL 34238; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on July 25, 2025 at 9:00 A.M..

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

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

Dated this June 5, 2025

By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
246300/2324557/CMP

June 13, 20, 2025 25-01100S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2025 CA 001761 NC
KIAVI FUNDING, INC.,
Plaintiff, v.
iAUCTION THREE LLC a Virginia Limited Liability Company, COREY TAYLOR, an Individual; THOMAS LAGUMINA, an Individual; NORTHERN NJ PROPERTIES LLC, a New Jersey Limited Liability Company; WESTFALL CONSTRUCTION INC. D/B/A WESTFALL ROOFING; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

To the following Defendant(s):
NORTHERN NJ PROPERTIES LLC, a New Jersey Limited Liability Company (LKA 1486 ALPS RD, WAYNE, NJ 07470)

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

LOT 10, BLOCK "C" CLARK MEADOWS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 111, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

a/k/a 3801 Clover Ln, Sarasota, FL 34233

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before July 14, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

June 13, 20, 2025 25-01124S

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.: 2024 CA 003065
CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP,
Plaintiff, VS.
ALBERTO J. GONZALEZ; LASHAWN KROM; FERNANDO GONZALEZ; UNKNOWN SPOUSE OF FERNANDO GONZALEZ; MARY S. GONZALEZ; SORRENTO EAST PROPERTY OWNERS ASSOCIATION, INC.; 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 June 4, 2025 in Civil Case No. 2024 CA 003065, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is the Plaintiff, and ALBERTO J. GONZALEZ; LASHAWN KROM; FERNANDO GONZALEZ; UNKNOWN SPOUSE OF FERNANDO GONZALEZ; MARY S. GONZALEZ; SORRENTO EAST PROPERTY OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on July 8, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK O, SORRENTO EAST UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 12, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 4th day of June, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-1002B

June 13, 20, 2025 25-01104S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 000563 NC
DIVISION: C
BANK OF AMERICA, N.A.,
Plaintiff, vs.
NOLAN D. ELENZ AKA NOLAN ELENZ, et al,
Defendant(s).

To: NOLAN D. ELENZ AKA NOLAN ELENZ
Last Known Address:
8916 Elrose Place
Charlotte, NC 28277
Current Address: Unknown

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

UNIT 40, AUGUSTA VILLAS AT THE PLANTATION, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1455, PAGE 538, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGE 25, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

A/K/A 236 S CERROMAR WAY # 40, VENICE FL 34293

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this court on this 6 day of June, 2025.

Karen E. Rushing,
Clerk of the Circuit Court
and County Comptroller
(SEAL) By: G. Kopinsky
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
NL - 24-007579

June 13, 20, 2025 25-01109S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
CIRCUIT CIVIL NO. 2024-CA-6285
MOBILE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation Not-for-profit,
Plaintiff, vs.
KIMBERLY A. SCHWARTZ,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment entered in this cause, in the Circuit Court of Sarasota County, Florida, the following property described as:

Unit #B-25 Mobile Estates Mobile Home Park, a Cooperative, according to Exhibit A (plot pan) of the Master Occupancy Agreement, recorded in Official Records Book 1999, Pages 2117 through 2147, inclusive, as amended, of the Public Records of Sarasota County, Florida

will be sold at public sale, to the highest bidder for cash, via the internet at www.Sarasota.realforeclose.com at 9:00 a.m. on JULY 1, 2025.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. PLEASE CHECK WITH THE CLERK OF THE COURT, 2000 MAIN STREET, SARASOTA, FL 34237 (941)-861-7400 WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

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: Shawn G. Brown, Esq.
Shawn G, Brown, P.A.
3825 Henderson Blvd, Suite 605B
Tampa, Florida 33629

June 13, 20, 2025 25-01110S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-003035-NC
DLC MORTGAGES III, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE PUTMAN, DECEASED, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 28, 2025 and entered in Case No. 2024 CA 003035 of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which DLC MORTGAGES III, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE PUTMAN, DECEASED; JOYCE PUTMAN; KIRK D. PUTMAN A/K/A KIRK DAVID PUTMAN; TRACEY A. PUTMAN A/K/A TRACEY A. SCHERMEMHORN; FOXWOOD CONDOMINIUM ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Karen E. Rushing, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.sarasota.realforeclose.com in accordance with chapter 45 Florida Statutes, Sarasota County, Florida on July 2, 2025, at 9:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

UNIT NO. 67 OF FOXWOOD CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1665, PAGE 467 AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 22, PAGE 7, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL ID# 0851031067
PROPERTY ADDRESS: 665 FOXWOOD BLVD #67, ENGLEWOOD, FL 34223

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

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

June 13, 20, 2025 25-01103S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 58-2020-CA-000969 NC
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
ADRIANNA GAIA, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 12, 2024 in Civil Case No. 58-2020-CA-000969 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and Adrianna Gaia, 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 11th day of July, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 14, BLOCK 443, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 21, 21A THROUGH 21S, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, 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
22-05008FL
June 13, 20, 2025 25-01130S

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that pursuant to the Corrective Order Granting Motion to Reschedule Foreclosure Sale dated June 3, 2025, and entered in Case No. 2020CC001867NC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on June 30, 2025, the following described property as set forth in the Amended Final Judgment of Lien Foreclosure:

LOT 15, DEVONSHIRE PLACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 23, 23A THROUGH 23D, OR THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 4th day of June 2025.
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com
Secondary:
abaker@najmythompson.com
Attorney for Plaintiff
June 13, 20, 2025 25-01097S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 006180 NC
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL3, MORTGAGE-BACKED NOTES, SERIES 2024-RTL3,
Plaintiff, v.
FREEDOMREALITY INVESTMNTS LLC, a Florida Limited Liability Company; ALBERT F. HALADAY, JR.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 28, 2025 entered in Civil Case No. 2024 CA 006180 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL3, MORTGAGE-BACKED NOTES, SERIES 2024-RTL3, Plaintiff and FREEDOMREALITY INVESTMNTS LLC, a Florida Limited Liability Company; ALBERT F. HALADAY, JR. are defendants, Karen E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00 AM on July 2, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 11, BLOCK 2765, 55TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 40A THROUGH 40E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 4243 Hokan Avenue, North Port, FL 34287

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: 3843.000139
June 13, 20, 2025 25-01095S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2023 CA 000781 NC
LOANDEPOT.COM, LLC,
Plaintiff, v.
JASON FOSTER, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 28, 2025 and entered in Case No. 2023 CA 000781 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein JASON FOSTER, are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https://www.sarasota.realforeclose.com on July 2, 2025 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 84, CEDAR GROVE PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 2582 HOBBLEBRUSH DRIVE, NORTH PORT, FL 34289 (the "Property").

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

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
June 13, 20, 2025 25-01129S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CC 007723 NC
THE MEADOWS COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
SUSAN A. WALDRON; et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Lien Foreclosure dated May 20, 2025 and entered in Case No. 2024CC007723NC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on July 7, 2025, the following described property as set forth in the Final Judgment of Lien Foreclosure:

UNIT 43, HAMPSTEAD HEATH, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2073 PAGE 2933, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27 PAGE 32 PUBLIC RECORDS SARASOTA COUNTY, FLORIDA.

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

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

Dated this 2nd day of June 2025.
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com
Secondary:
abaker@najmythompson.com
Attorney for Plaintiff
June 13, 20, 2025 25-01098S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 2023-CA-007152-NC
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST IV-A
Plaintiff, vs.
LMD GROUP INVESTMENTS CORP, A FLORIDA CORPORATION, LUCRECIA DELMONTE AKA LUCRECIA MARIA DELMONTE, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 2, 2024, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT 17, IN BLOCK B OF PETROUTSA BROTHERS SUBDIVISION OF LOTS 1 TO 8, BLOCK P, PLAT OF SARASOTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 18, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 1672 10TH ST, SARASOTA, FL 34236; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on July 15, 2025 at 9:00 A.M..

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

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

Dated this June 5, 2025
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
246300/2321507A/CMP
June 13, 20, 2025 25-01105S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CC 007725 NC
THE MEADOWS COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
JANE E. HURTGEN; et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Lien Foreclosure dated May 19, 2025 and entered in Case No. 2024CC007725NC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on July 3, 2025, the following described property as set forth in the Final Judgment of Lien Foreclosure:

LOT 104, ARBORFIELD SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 7 AND 7A 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 of the Court reports the surplus as unclaimed.

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

Dated this 2nd day of June 2025.
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com
Secondary:
abaker@najmythompson.com
Attorney for Plaintiff
June 13, 20, 2025 25-01096S

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CARROLL CURTIS, if deceased any unknown heirs or assigns, and SHIRLEE CURTIS will, on June 18, 2025, at 10:00 a.m., at 5575 Camelford Terrace, Lot #483, Sarasota, Sarasota County, Florida 34233; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1985 PALM MOBILE HOME,
VIN: 23650156AU,
TITLE NO.: 0040957060, and
VIN: 23650156BU,
TITLE NO.: 0040952403
and all other personal property located therein
and
2018 CHEV MALIBU LS AUTO,
VIN: 1G1ZB5ST5JF106876,
TITLE NO.: 0130648588
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-1026)
June 6, 13, 2025 25-01068S

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 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 335 South Beneva Road, Sarasota, FL, 34232 Kimberly McCarty - Floor Rug, Folded Camping Chairs, Clothing, Costume Jewelry, Chair, Leather Trunk, Miscellaneous, Totes Wooden Breakfast Cart, Small Wood Bench, Air Fryer. Cheryl Green - Lamp, Weight Scale, Pots Pans, Clothing, Small Electronics, Miscellaneous Boxes Totes. 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.
June 6, 13, 2025 25-01086S

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 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 8901 S Tamiami Trail, Sarasota, FL, 34238 Blaine Hudson - Golf clubs, camping equipment, child safety seat, luggage, vacuum cleaner, boxes, totes. Michael Kim - Ladder, furniture, speakers, automotive parts, boxes. Akila Hughes 00236 Boxes, totes, bags. Tilman Huber - Boxes, bags, fishing equipment, step stool, lawn chair. Evelyn Mans - Fire extinguisher, boxes, bags. Evelyn Mans - Tackle boxes, golf club caddy, umbrella, luggage, basket, boxes, bags. 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.
June 6, 13, 2025 25-01088S

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 001695 NC
Division PROBATE
IN RE: ESTATE OF DOREEN HAZEL KEARLEY
Deceased.

The administration of the estate of Doreen Hazel Kearley, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is The Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Boulevard, Sarasota, Florida, 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
James Beattie
16825 Verona Place
Lakewood Ranch, Florida 34202-2181
Attorney for Personal Representative:
Stacey Maloney, Esq.
Attorney for James Beattie
Florida Bar Number: 1022354
The Law Office of Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalfl.com
June 6, 13, 2025 25-01059S

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer
LV10249

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002301-NC
Division PROBATE
IN RE: ESTATE OF THOMAS A. WEBBER Deceased.

The administration of the estate of THOMAS A. WEBBER, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is Friday, June 6, 2025..

Personal Representative:
TERRI TUCKER
4951 Rutland Gate
Sarasota, Florida 34235
Attorney for Personal Representative:
BART SCOVILL
Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com
June 6, 13, 2025 25-01081S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-001737
Division Probate
IN RE: ESTATE OF DAPHNE WOODS Deceased.

The administration of the estate of Daphne Woods, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 6/06/25.

Personal Representative:
Daniel H. Woods
705 W. Bay St., Apt.8
Tampa, Florida 33606
Attorney for Personal Representative:
Kimberly K. Muenter, Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuenter@mortellarolaw.com
Secondary E-Mail:
kkmuenter@gmail.com
June 6, 13, 2025 25-01080S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-002609-NC
Division PROBATE
IN RE: ESTATE OF INGRID JOHANNA CROOKE Deceased.

The administration of the estate of Ingrid Johanna Crooke, deceased, whose date of death was March 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 6/6/2025

Personal Representative:
Denise Drabik
8474 Market St., #433
Bradenton, Florida 34202
Attorney for Personal Representative:
Teresa K. Bowman, Esq.
Attorney for the
Personal Representative
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
June 6, 13, 2025 25-01074S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2025 CP 2055 NC
IN RE: THE ESTATE OF: ROSALYN H. SCHWARTZ, Deceased.

The administration of the estate of ROSALYN H. SCHWARTZ, deceased, whose date of death was February 9, 2024, and whose Social Security Number is xxx-xx-4690, is pending in the Circuit Court in and for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is 6/06/25.

Personal Representative
DAVID SCHWARTZ
c/o Richard Barton Ray, Registered Agent
6108 26th Street West, Suite 2
Bradenton, Florida 34207
Attorney for Personal Representative
s/ Richard Barton Ray
RICHARD BARTON RAY, Esquire
6108 26th Street West, Suite 2
Bradenton, Florida 34207
(941) 755-3731
Florida Bar No: 0717381
June 6, 13, 2025 25-01079S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001908-NC
IN RE: ESTATE OF: CARL WILLIAM MEYER, a/k/a CARL W. MEYER, Deceased.

The administration of the estate of Carl W. Meyer, deceased, whose date of death was July 28, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 6, 2025.

RONALD J. MEYER
Personal Representative
580 Cloverfield Lane, Unit 204
Ft. Wright, Kentucky 41011-5141
Dave M. Evans, Jr.
Attorney for Personal Representative
Email: DEvans@leeandevans.com
Secondary Email:
SKrauss@leeandevans.com
Florida Bar No. 1013511
Lee & Evans, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: 941-954-0067
June 6, 13, 2025 25-01070S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025 CP 002302 NC
IN RE: ESTATE OF KENNETH MANN, Deceased.

The administration of the estate of KENNETH MANN, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 6, 2025

Personal Representative:
Kevin Wayne Mann
2310 Kilbridge St.
Burlington, Ontario L7P 0J4
Canada
Attorney for Personal Representative:
RICHARD D. SABA
Florida Bar No. 0175810
Richard D. Saba, P.A.
2033 Main Street, Suite 400
Sarasota, FL 34237
PH: (941) 952-0990
e/mail:rsaba@rsabalaw.com
June 6, 13, 2025 25-01060S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CO 002768 NC
Division: Probate
IN RE: ESTATE OF ROGER W. FARR, Deceased.

The administration of the estate of ROGER W. FARR, deceased, whose date of death was May 18, 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

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.

First publication date: 6/6/25
Petitioner:
Todd Christner
2425 Nassau St., Sarasota, FL 34231
June 6, 13, 2025 25-01090S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025 CP 001823 NC
IN RE: ESTATE OF VIRGINIA L. WEST, Deceased.

The administration of the estate of Virginia L. West, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Barbara W. Stone
Personal Representative
399 West Fullerton Parkway, Apt. 12E
Chicago, Illinois 60614
Marcie A. Charles, Esq.
Florida Bar No. 110944
Harrison LLP
8625 Tamiami Trail N., Suite 202
Naples, Florida 34108
Telephone: (239) 316-1400
Fax: (239) 302-2348
Email: mcharles@harrisonllp.com
Secondary Email:
dbleggi@harrisonllp.com
June 6, 13, 2025 25-01094S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025 – CP - 001834 SC
IN RE: ESTATE OF MILO M. GATES, Deceased.

The administration of the estate of MILO M. GATES, deceased, whose date of death was 03/14/2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of the court is Sarasota County Clerk of Court, 4000 S. Tamiami Trail, Venice, FL 34293. The names and address of the personal representative and the personal representative's attorney is set forth below.

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is June 6, 2025.

Personal Representative:
MARION L. GATES
Attorney for Personal Representative:
THOMAS C. TYLER, JR., ESQUIRE
Florida Bar No. 0911585
735 E. Venice Avenue, Suite 200
Venice, Florida 34285
Telephone: (941) 488-4422
Tom@Tyleroffices.com
June 6, 13, 2025 25-01084S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 2386 NC
IN RE: ESTATE OF NANCY R. RIVERS Deceased.

The administration of the estate of NANCY R. RIVERS, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Frank R. Rivers, Jr.
P.O. Address: 105 Windsor Ct., Easley, SC 29642
Tina M. Mroczkowski, Esq.
Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 0096629
tinam@bowmangeorge.com
Attorneys for Personal Representative
June 6, 13, 2025 25-01067S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002156 SC
Division Probate
IN RE: ESTATE OF AUDREY M. FINEO Deceased.

The administration of the estate of Audrey M. Fineo, deceased, whose date of death was January 20, 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.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, June 6, 2025.

Personal Representative:
Lori A. Wellbaum
686 N. Indiana Avenue
Englewood, Florida 34223
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 071110
686 N. Indiana Avenue
ENGLEWOOD, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
ali@wellbaumlaw.com
June 6, 13, 2025 25-01063S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 2157 NC
IN RE: ESTATE OF PETER RICHARDS Deceased.

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

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
NEIL RICHARDS
7070 Lindell Blvd.
Saint Louis, Missouri 63130
Attorney for Personal Representative:
JOHN FERRARI, JR., Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
June 6, 13, 2025 25-01066S

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002080 NC
Division: PROBATE
IN RE: ESTATE OF VELMA HOLLAND, Deceased.

The administration of the estate of Velma Holland, deceased, whose date of death was June 15, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
Raymond Ace Holland
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:
amartinez@lawnav.com
June 6, 13, 2025 25-01092S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002358 NC
Division: PROBATE
IN RE: ESTATE OF LEONARD S. WHITELEY, Deceased.

The administration of the estate of Leonard S. Whiteley, deceased, whose date of death was on or around March 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
David W. Payne, Esq.
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:
amartinez@lawnav.com
June 6, 13, 2025 25-01093S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-002379-NC
IN RE: ESTATE OF CHARLES E. STOTTLEMYER, Deceased.

The administration of the estate of CHARLES E. STOTTLEMYER, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
PEGGY LEE LAROCHELLE
1001 Smith Spring Street
Signal Mountain, TN 37377
Attorney for Personal Representative:
ELIZABETH C. MARSHALL
Florida Bar No. 0440884
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
emarshall@williamsparker.com
Secondary:
mbussiere@williamsparker.com
June 6, 13, 2025 25-01075S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-002204-NC
IN RE: ESTATE OF RONALD YAFFE, Deceased.

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

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
EMILY YAFFE
5350 Hidden Harbor Road
Sarasota, FL 34242
Attorney for Personal Representative:
JEFFREY T. TROIANO
Florida Bar No. 0031557
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
jtroiano@williamsparker.com
Secondary:
mbussiere@williamsparker.com
June 6, 13, 2025 25-01076S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP002003SC
IN RE: ESTATE OF VIRGILIO J. CIULLO, Deceased.

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

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

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

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

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

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

The date of first publication of this notice is JUNE 6, 2025.

Personal Representative:
ROSEANN PANDOLIANO
c/o Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Attorney for Personal Representative:
Gregory C. Roberts
Florida Bar Number: 0438782
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: greg@k-rlaw.com
Secondary E-Mail:
deanna@k-rlaw.com
June 6, 13, 2025 25-01062S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP002103SC
IN RE: ESTATE OF VALERIE A. VRABEL, Deceased.

The administration of the estate of VALERIE A. VRABEL, 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 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is JUNE 6, 2025.

Personal Representative:
DONNA J. VRABEL
c/o Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Attorney for Personal Representative:
Gregory C. Roberts
Florida Bar Number: 0438782
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: greg@k-rlaw.com
Secondary E-Mail:
deanna@k-rlaw.com
June 6, 13, 2025 25-01061S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002341 NC
IN RE: ESTATE OF EDWARD JOHN LAWRENCE Deceased.

The administration of the estate of EDWARD JOHN LAWRENCE, deceased, whose date of death was October 19, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. BOX 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

SANDY ALAN LEVITT
P.O. Address:
2201 RINGLING BLVD.,
SUITE 203, SARASOTA, FL
Personal Representative
SANDY ALAN LEVITT, P.A.
Attorneys for Personal Representative
2201 RINGLING BOULEVARD
SUITE 203
SARASOTA, FL 34237
Telephone: (941) 955-9993
Florida Bar No. 0282529
Email Addresses:
salevitt.pa@verizon.net
June 6, 13, 2025 25-01089S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001934 NC
Division PROBATE
IN RE: ESTATE OF MARY ANN ROBINSON Deceased.

The administration of the estate of MARY ANN ROBINSON, deceased, whose date of death was January 2, 2025; File Number 2025-CP-001934 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 6, 2025.

Signed on this 3rd day of June, 2025.

MICHAEL A. WATERS
Personal Representative
P. O. Box 8237
Aspen, CO 81612
THE NORTHERN TRUST COMPANY
By: Catherine McDowell
As its: VICE PRESIDENT
Personal Representative
1515 Ringling Boulevard
Sarasota, FL 34236
W. Lee McGinness
Attorney for Personal Representatives
Florida Bar
No. 0520550
MacLeod McGinness & Bowman, P.A.
1800 Second Street, Suite 971
Sarasota, FL 34236
Telephone: 941-954-8788
Email: lee@mandm-law.com
Secondary Email:
tamara@mandm-law.com
June 6, 13, 2025 25-01083S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 2719 NC
IN RE: ESTATE OF LAURA A. CARLIN Deceased.

The administration of the estate of LAURA A. CARLIN, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

John P. Carlin
P.O. Address: 977 Pleasant Estates Dr., Sarasota, FL 34232
Robert P. Scheb, Esq.
Bowman, George, Scheb,
Kimbrough, Koach & Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 398519
rscheb@bowmangeorge.com
Attorneys for Personal Representative
June 6, 13, 2025 25-01091S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 001956 NC
Division: Probate
IN RE: ESTATE OF IRMA M. LAMONS (AKA IRMA MAXINE LAMONS), Deceased.

The administration of the estate of Irma M. Lamons (aka Irma Maxine Lamons), deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
Theresa Leighton
c/o Ledbetter Cowan Law Group
229 Pensacola Road
Venice. FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: stcve@LcdbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LcdbetterLawFL.com
Jada W. Tcrreros, 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@LedbetlerLawFL.com
June 6, 13, 2025 25-01077S

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 000408 NC
BP-JR 1 LOAN TRUST,
Plaintiff, vs.
TIMOTHY C. FRECK A/K/A TIMOTHY FRECK; MARY LEE FRECK; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated May 28, 2025, entered in Civil Case No.: 2025 CA 000408 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein BP-JR 1 LOAN TRUST, Plaintiff, and TIMOTHY C. FRECK A/K/A TIMOTHY FRECK; MARY LEE FRECK; are Defendants.

KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.sarasota.realforeclose.com, at 9:00 AM, on the 26th day of August, 2025, the following described real property as set forth in said Judgment, to wit:

LOTS 4 AND 5, BLOCK B, IN THE 2ND ADDITION OF VAMO, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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.

Dated: May 28, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51765
June 6, 13, 2025 25-01064S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 000192
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
DELMA BILLY BRASWELL; BONNIE LEE BACH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 9, 2025 in Civil Case No. 2024 CA 000192, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and DELMA BILLY BRASWELL; BONNIE LEE BACH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on July 30, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 31 AND 32, BLOCK 454, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 21 AND 21-A THRU 21-S, 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 23rd day of May, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2048B
June 6, 13, 2025 25-01065S

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2025 CC 000224 SC
DENNIS E. KUTY, LLC,
a Florida limited liability company,
Plaintiff, vs.
BRYANT PETERSON,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 20, 2025, and entered in Case No. 2025 CC 000224 SC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Dennis E. Kuty, LLC, a Florida limited liability company, is the Plaintiff and Bryant Peterson is the Defendant, the Sarasota County Clerk of the Court will sell to the highest and best bidder for cash in/on online at www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00 a.m. on June 23, 2025, the following described property set forth in said Final Judgment of Foreclosure:

Lot 14, in Block 1013, of 21st Addition to Port Charlotte Subdivision, according to the Plat thereof, as recorded in Plat Book 14, at Page 9, 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.

/s/ Tonya Willis Pitts
Tonya Willis Pitts, Esq.
FBN: 0489050
Pitts Law Firm
3034 University Parkway
Sarasota, FL 34243
Email: tonya@pittsfirm.com
eservice@pittsfirm.com
Telephone: (941) 777-5529
Attorney for Plaintiff
June 6, 13, 2025 25-01082S

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to an Order dated My 15, 2025 entered in Civil Case No. 2024 CA 000141 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARILYN G. POMERANZ; JEFFREY POMERANZ, AS POTENTIAL HEIR OF THE ESTATE OF MARILYN G. POMERANZ; SHARON POMERANZ, AS POTENTIAL HEIR OF THE ESTATE OF MARILYN G. POMERANZ; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1 N/K/A IRENE MEYMAN are defendants, Karen E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00 AM on July 2, 2025 the following described property as set forth in said Final Judgment, to-wit:.

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

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

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Taji S. Foreman
Taji S. Foreman, Esq.
FBN: 0058606
File No: DOJ1984-JMV
June 6, 13, 2025 25-01069S

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 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 2590 17th Street, Sarasota, FL, 34234 Jo Alyce Bennett - Lamps, misc furniture, pictures, baby stroller, baby high top, kids items, dresser, wood table, twin bed and frame, office desk, boxes, China cabinet. Terry Bell - pictures, Plastic chairs, mattress, misc furniture, 2 tvs totes with clothing, microwave, misc kitchenware, childrens items, bed frame. Alphonso JR Burch - flat screens TV, rifle case, hunting bow, stand alone mixer, table, pictures, air pump, cross bow supplies, wood carved walking cane, boxes. Jo Alyce Bennett - Lamps, misc furniture, pictures, baby stroller, baby high top, kids items, dresser, wood table, twin bed and frame, office desk, boxes, China cabinet. Terry Bell - pictures, Plastic chairs, mattress, misc furniture, 2 tvs totes with clothing, microwave, misc kitchenware, childrens items, bed frame. 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.

June 6, 13, 2025 25-01087S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001844 SC
Division H
IN RE: ESTATE OF
THOMAS J. TROCHAN, Deceased.

The administration of the estate of Thomas J. Trochan, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 through 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

The date of first publication of this notice is June 6, 2025.

Personal Representative:
Lucille Verina
57 Bear Mountain Rd.
Ringwood, NJ 07456
Attorney for Personal Representative:
CARLEEN A. LEFFLER
Florida Bar Number: 95641
GREGORY W. MEIER
Florida Bar Number: 65511
SHUFFIELD, LOWMAN & WILSON, P. A.
851 Dunlawton Avenue, Suite 300
Port Orange, FL 32127
Telephone: (386) 763-5083
Fax: (386) 763-5085
E-Mail:
poprobate@shuffieldlowman.com
Alt. E-Mails:
cleffler@shuffieldlowman.com
gmeier@shuffieldlowman.com
June 6, 13, 2025 25-01071S

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 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.
A142 - hillard, Jeannetta; A159 - Murdock, Toby; B104 - Rosema, Tina; B126 - Miller, Valerie; B212 - Masias, Tony; C108 - Bruder, C; C119 - Sostre, Veronica; C144 - Bruder, C; C207 - Bouchard, Gregory; C208 - Hill, Jason D; D113 - hill, jason; D131 - Smallwood, Dennis; E132 - Williams, Michael; E156 - Smallwood, Dennis; F104 - Weeks, Danielle; F107 - Traylor, Andrew; F108 - Cascio, Frank

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.
B009 - Mitchell, Tony; B015 - Mitchell, Linda; B017 - Ferebee, Erica; B062 - Saunders, Christopher; C001 - Earley, Robert; C003 - Crain, Stephen; C013 - Ruckl, Shirley; C090 - Buckley, Steven; D022 - Myers, Donald; D027 - Mower, Jaime; GD03 - Bonura, Josephine; GD10 - Saracino, Jack; GK04 - Brown, Rex

PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
1010 - De Flora, Louis; 1044 - Pelletier, Ruth; 1049 - Denise, Ogden,; 1074 - Lawhun, Olivia; 2146 - Mitchell, Lola; P532 - Nichols, James; P539 - Lawhun, Olivia

PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1046 - Ryan, Andy; 1136 - Brown, Tony; 1143 - dawson, Shelby; 1145 - Hardy, Howard; 1154 - Donat, Ozgur; 1156 - Wilson, Tammy; 1178 - Birch and Blue LLC Donat, Ozgur; 2007 - Donat, Ozgur; 2093 - Hardy, Howard; 2182 - Price, Mike; 3032 - Grindlinger, Dani; 3066 - Stokes, Thomas; 3097 - Grimes, Michael; 3139 - hitchingham, Amie; 3150 - Rocca, Nick; 3174 - Tambley, Helberts; 3225 - Smith, Christine

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.
1024 - Miller, Jaimee; 2047 - Poplin-Cook, Paulette; 3119 - Leline, Ryan

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.
1118 - Mann, Judith; 1119 - Mann, Judith; 1128 - MANN, JUDITH; 2159 - Moreno, Veronica; 3085 - Wiggins, Sharon; 3110 - Hanlin, Heather Lee; 3140 - Lawson, Gary; 3172 - McRae, Aaron

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; B148 - Hand Man Mathew Carpenter, Karen; D206 - Eclipse Tile and Marble inc Silva, Marcosalem C; D219 - Dixon, Jack; E251 - Gagliardi, Anthony; E263 - Glover, Ebony; E274 - Knight, Viktor; E329 - Rossi, Kevin; E381 - Madey, Deborah; E399 - Stephens, Tom; E473 - Whelan, Don; E483 - Turasky, Anthony; E521 - Willard, Andrew; E561 - goudreau, Kimberly; E713 - Miller, Dean; E730 - robinson, Ellis

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.
1127 - Garcia, Donald; 1731 - Perets, Paul; 2006 - follette, Shyra; 2114 - Hess, Roger; 2131 - Aleshire, Sarah; 2234 - Carchidi, Lillian; 2324 - Waseleski, Edward; 2406 - Marich, Ashley; 2532 - Alvis, Cindy; 2601 - Canneto, Anthony; 2614 - Mullins, Jennfier; 3005 - Ross, Kandi; 5023 - Alvis, Cindy; 7012 - Hansen, Noreen

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; 4013 - Nkwenti, Jamaima; 4122 - Cano, Jaanai; 6023 - Dawson, Khia; 6036 - Sterling, Lorrie; 6042 - Martinez, Stephanie; 6044 - 941 Propercuts Guerino, Beau; 6107 - Gaines, Ashlynn; 6123 - May, Jennifer M; 6157 - Judge, Christopher; 6201 - Butler, Camryn; 6242 - Cieslak, Martin; 6272 - Velasquez, Sandra; 6324 - Wiley, Dan; 7025 - Kirkland Hilgenfeldt, Sandi Lee; 7033 - Huaeillas LLC Martinez, Jose; 7104 - Jones, Michael; 7129 - Tarpon Point Nursing, Pinnacle Health Facilitie; 7219 - Mihajlov, Milos; 7234 - Wilson, Charles; 7309 - Reeves, Jessica; 7320 - Steger, Evan; 7332 - denigris, Sarah; 7352 - Rodgers, Donna; 7369 - richman, William

PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1101 - Stephens, Thomas; 2107 - Conley, Dawn; 2171 - Kondratovich, Alexandra; 2206 - Dalupan, Royce; 2329 - Vives, Raymond; 2708 - Rivera, Eileen; 2816 - Lengyel, Adam; 2919 - Iraheta, Cedric

PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
F023 - Dodd, Brian; J008 - Lia, Nicole; J041 - McEvoy, Karen; P123 - Hyman, Linda; Q035 - Hyman, Linda

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.
1011 - Minor, Victoria Nicole Wanda; 1027 - Sanders, Naja; 1028 - Torres, Brenda; 1032 - Minor, Lori; 1041 - Cavanaugh, Jason; 1056 - Wendel, Teria; 1068 - hankins, Ronnie; 1086 - Cadet, Dontaisha; 1093 - williams, Harry; 1128 - Moore, Corey; 1150 - Haygood, Shameka; 1160 - BANE, TYRONE; 1188 - Lewis, Leanna; 1241 - johnson, Debra; 1264 - Wright, Arthur; A17 - Taylor, Jimmie; B02 - Johnson, Myrtis; B05 - happy scrappy cleaning and hauling James, Danny; B27 - Boos, Janell; B45 - REDDEN, TRACIE; B52B53 - TANSIRI, SUPAKPHONG; B54 - TANSIRI, SUPAKPHONG; C11 - Mills, Angela Dawn; CC05 - Fianko, Benedicta; D03 - Minor, Victoria Nicole Wanda; D11 - Johnson, Joevon; D18D22 - falasiri, Navid; D28 - Ditota, Amy; D35 - molina, Lorri; D41 - Butler, Tiffany; E05 - Pine, Dennis; E18 - Bryant, Gwen p.; E25 - Yannone, Stephen; F01 - Berkowitz, Alysa; F14 - Hayes, Mike; F18 - Priester, Nykayla; F58 - Velez, Lupe; G02 - Leissler, Lisa; G05 - Taylor, Jimmie; G38 - Anderson, Tyrone; G48 - JMCR Safety Surfacing Hernandez, Jose; H05 - Montgomery, Wessly; H36 - Jones, Ashlynn

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
1002 - Sisk, Jeffrey; 1011 - Roberts, Victoria; 1013 - Graham, Joshua; 1105 - Dominguez, Zenaida; 1231 - Brooks, Latronda Vatrece; 1233 - Thompson, Lea Anne; 1308 - Knapp, Andrew; 1508 - Sisk, Jeffrey; 1511 - Heibel, Todd; 2006 - Graham, Guadalupe; 2019 - Benhoff, Kaylen; 3003 - Rivera, Damaris; 3006 - Sisk, Jeffrey; 3008 - Sisk, Jeffrey; 3009 - Sisk, Jeffrey; 3011 - Sisk, Jeffrey; 3027 - Leoncio, Sheily; 3509 - Aicher, Lillian

PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
1011 - BROOKS, KRISTIN; 2736 - Hart, Jerry; 3501 - Smith, Ryan

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.

June 6, 13, 2025 25-01073S