Public Notices

Business Observer

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SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

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 createdbyjulio located at 2921 Captiva Dr 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 12th day of June, 2025.
Julio Valenzuela
June 20, 2025 25-01153S

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 Suncoast Kids Therapies located at 8549 Whispering St in the City of Sarasota, Sarasota County, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of June, 2025.
Parisey LLC
June 20, 2025 25-01154S

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 NEVER WINTER LIGHTING located at 9065 Luna Ln 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 17th day of June, 2025.
Michael Braden
June 20, 2025 25-01190S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6200 Edgelake Dr.
Sarasota, Fl. 34240
Auction Date: 07/10/2025
Time of Sale: 10:00 AM
Tenant: Hailey Kimble
Description of Property: Furniture and Boxes
June 20, 27, 2025 25-01140S

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 Stone and Harbor Financial located at 2728 Canoe Lane in the City of North Port, Sarasota County, FL 34286 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of June, 2025.
Crystal Windell
June 20, 2025 25-01170S

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BrightBay located at 8081 Moonbeam Ave, in the County of Sarasota, in the City of Sarasota, Florida 34241 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Sarasota, Florida, this 17th day of June, 2025.
Satyanarayana Vage
June 20, 2025 25-01195S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4173 Clark Road Sarasota, FL 34233 on 07/10/2025 at 10:00am
Shaune Johnson
Furniture, tools, clothes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-01178S

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Bloomin Blinds of Sarasota, FL located at 1756 Pine Harrier Cir, in the County of Sarasota, in the City of Sarasota, Florida 34231 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Sarasota, Florida, this 06th day of June, 2025.
Elevate Home Innovations LLC
June 20, 2025 25-01146S

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 Pinnacle Knox located at 1435 Venice Ave #104-316 in the City of Venice, Sarasota County, FL 34292 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of June, 2025.
DYB Coach LLC
June 20, 2025 25-01196S

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 Smarter Way M.D. located at 2828 S. Tamiami Trail in the City of Sarasota, Sarasota County, FL 34239 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of June, 2025.
Doctor Rx Weight Loss, LLC
June 20, 2025 25-01187S

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 Top Painting & Remodeling located at 2217 Seward Cir 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 18th day of June, 2025.
Jesse Xavier Rodrigues Junior
June 20, 2025 25-01200S

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Sarasota County Public Hospital District, located at 1700 South Tamiami Trail, Sarasota, Florida, Sarasota County, intends to transact business under the fictitious name of "Kolschowsky Research and Education Institute at Sarasota Memorial" and to register said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 12th day of June 2025.
June 20, 2025 25-01167S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
757 Apex Rd. Sarasota, FL, 34240, 07/10/2025 10:00AM
Vasanth Raju
-Restaurant equipment

The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-01143S

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated:
1510 S Tamiami trail Venice Florida 34293, PH 941-525-7137
Time Of Sale - 10:00 AM on 7/10/2025
Name - Jeanette Billings
Contents - Household and various books

The auction will be listed and advertised on www.storagetreasurers.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse and bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-01171S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3000 S Tamiami Trail
Venice Fl 34293
7/10/2025 at 10 a.m.
Michael Moshier
clothes, photos, mirror
Jr Integral Services LLC
painting stuff

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-01179S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2608-NC
Division Probate
IN RE: ESTATE OF JOVANNI BENNETTI a/k/a JOVANNI BENETTI 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 JOVANNI BENNETTI a/k/a JOVANNI BENETTI, deceased, File Number 2025-CP-2608-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236; that the decedent's date of death was August 6, 2024; that the total value of the estate is $46,700.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
NICOLE ISABELLA BENETTI
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
ANGELA ELENA BENETTI
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is June 20, 2025.

Person Giving Notice:
NICOLE ISABELLA BENETTI
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Person Giving Notice
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
June 20, 27, 2025 25-01188S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5005 Englewood Road, Venice, FL 34293 Date: 07/10/2025 Time: 10.30am
Matt Voldhal
FURNITURE, HOUSEGOLD GOODS

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-01141S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Life Storage 2201 Fruitville Rd. Sarasota, FL 34237, 07/10/2025 10:00AM
Ian Lemoine
Pressure washer, tools, Garage items
Kevin Foley
Tool, misc household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse and bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-01142S

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of KENNETH KYBURZ, LUCY KYBURZ, if deceased any unknown heirs or assigns, and THE KENNETH AND LUCY KYBURZ LIVING TRUST, will, on July 2, 2025, at 10:00 a.m., at 5419 Yarmouth Lane, Lot #391, Sarasota, Sarasota County, Florida 34233; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1984 PALM MOBILE HOME,
VIN: 23650224AT,
TITLE NO.: 0020965165, and
VIN: 23650224BT,
TITLE NO.: 0020986244
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#3326-1031)
June 20, 27, 2025 25-01177S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002521 NC
IN RE: ESTATE OF ROBERT B. KEESECKER, Deceased.

The administration of the estate of ROBERT B. KEESECKER, deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Probate Court, P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 20, 2025.

Personal Representatives:
CHRIS O. KEESECKER
12700 Fruitville Road
Sarasota, FL 34240
DOUGLAS H. KEESECKER
510 Cypress View Drive
Oldsmar, FL 34677
JEFFREY S. KEESECKER
3698 Overlook Drive
Tallahassee, FL 32311
Attorney for Personal Representatives:
ROSE-ANNE B. FRANO
Florida Bar No. 0592218
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary: rfrano@williamsparker.com
Secondary:
ncarson@williamsparker.com
June 20, 27, 2025 25-01147S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2255 N. Washington Blvd. Sarasota, FL. 34234.
July 10th, 2025 at 10:00AM
Maria Mendoza
Household Goods, Electronics
Ashley Mugleston
12 bags <clothes>
Jaycey Padro
Beach Chair
Lashanda Riley
Furniture clothes tvs
Marion Bell
Stove, refrigerator, 2 wooden cabinets, dinette set, power tools.
Massimilino Abrams
Drums and clothes

The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-01145S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5109 Fruitville Rd, Sarasota FL 34232 on 07/10/25 at 10am
Darlene Rose MIKSIC
Household Goods/Furniture, Tools/Appliances, Office Furn/Machines/Equip, Acct. Records/Sales Samples
Ler Khachatrian
Stuff
Frank Hernandez
boxes and mattress
Cynthia Garrubbo
Christmas items and totes

The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-01144S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
997 Center Road Venice, Fl. 34292, 7/10/25 at 10:00 A.M.
Chris Schoen
household items, clothing, boxes and bins
Kerry Carneiro
Household Goods/Furniture
Richard Baxter
Household Goods/Furniture

The auction will be listed and advertised on www.storagetreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-01158S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-002146-NC
Division PROBATE
IN RE: ESTATE OF JANET G. BOCK Deceased.

The administration of the estate of JANET G. BOCK, 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 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 20, 2025.

Personal Representative:
JESSICA B. JACOBS
12212 Yellow Brick Road
Fairfax, Virginia 22030
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 20, 27, 2025 25-01199S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2606-NC
Twelfth Judicial Circuit
IN RE: ESTATE OF MARY DEE KLINGENBERG, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the estate of Mary Dee Klingenberg, deceased, whose date of death was April 13, 2025, and whose social security number is xxx-xx-4557, 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 20, 2025.

Personal Representative:
John M. Compton
1819 Main Street, Suite 610
Sarasota, FL 34236
Jared T. Coldiron (FL Bar #1020502)
Attorney for Petitioner
Primary Email:
jcoldiron@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 20, 27, 2025 25-01159S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-1552-SC
Division Probate
IN RE: ESTATE OF PATRICIA B. BENOIT 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 PATRICIA B. BENOIT, deceased, File Number 2025-CP-1552-SC, by the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230; that the decedent's date of death was October 13, 2024; that the total value of the estate is $7.119.87 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
BANK OF AMERICA, as Trustee of the Patricia B. Benoit Trust uad 8/25/1988
1819 Main Street, Suite 202
Sarasota,, Florida 34236

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 20, 2025.

Person Giving Notice:
BANK OF AMERICA, as Trustee
1819 Main Street, Suite 202
Sarasota,, Florida 34236
Attorney for Person Giving Notice
BRADEN H. SHARRER
Attorney
Florida Bar Number: 0084674
FARR LAW FIRM P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: bsharrer@farr.com
Secondary E-Mail: tweiss@farr.com
June 20, 27, 2025 25-01193S

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-2820-NC
IN RE: ESTATE OF: KATHLEEN A. BERNARD, Deceased.

The administration of the estate of KATHLEEN A. BERNARD, 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 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 20, 2025.

THOMAS BERNARD
Personal Representative
259 Camelot Dr.
Nokomis, FL 34275
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 20, 27, 2025 25-01172S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 25-CP-001881
IN RE: THE ESTATE OF PHILLIP DAVENPORT-SESSIONS, Deceased.

The administration of The Estate of PHILLIP DAVENPORT-SESSIONS, whose date of death was February 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, 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 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 20, 2025.

Personal Representative is:
James Richard Sessions Jr.
2531 E Milmar Dr.
Sarasota, FL 34237
/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
June 20, 27, 2025 25-01155S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1276 SC
Division Probate
IN RE: ESTATE OF LaJuana Joyce Clancy a/k/a LaJuana J. Clancy a/k/a LaJuana Clancy Deceased.

The administration of the estate of LaJuana Joyce Clancy, a/k/a LaJuana J. Clancy, a/k/a LaJuana Clancy, deceased, whose date of death was December 26, 2024 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 20, 2025.

Personal Representative:
Robert G. Clancy
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 20, 27, 2025 25-01185S

FIRST INSERTION

Notice to Creditors
(**Summary Administration**)
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 Louise Thelma Di Vecchio, deceased, File number 2025CP002852NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Karen Rushing, Clerk of Court, Probate Division, P.O. Box 3079, Sarasota, FL 34230; that the decedent's date of death was March 26, 2025; that the total value of the probate estate is 0 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
James Engelhardt, as trustee
2412 Baldwin Ct. Schaumburg, IL 60193
Andrew Di Vecchio, as trustee
1055 Court Ave, Highland Park, IL 60035

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against estate of the decedent other than those listed in the Order of Summary Administration, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is June 20, 2025.

Person Giving Notice
Andrew Di Vecchio, nephew of decedent, Trustee
1055 Court Ave
Highland Park, IL 60035
Attorney for Person Giving Notice:
Robert T. Smallwood II
Florida Bar No.: 0718424
2100 Constitution Blvd.
Sarasota, FL 34231
Telephone: (941) 349-6066
June 20, 27, 2025 25-01183S

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 001325 NC
JUDGE: CHARLES E. WILLIAMS
IN RE: ESTATE OF MARY LOUISE SKOGLUND, DECEASED.

The administration of the estate of MARY LOUISE SKOGLUND, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 20, 2025.

ANDREW J. YOUNG
Personal Representative
414 Water Street, Apt. 1304
Baltimore, Maryland 21202
JUAN D. BENDECK
Attorney for Personal Representative
Florida Bar No. 78298
DENTONS COHEN & GRIGSBY P.C.
9110 Strada Place, Suite 6200
Naples, Florida 34108
Telephone: 239-390-1900
Email: juan.bendeck@dentons.com
Secondary Email:
tami.panozzo@dentons.com
June 20, 27, 2025 25-01194S

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V8

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025 CP 002572 NC
IN RE: ESTATE OF ERNEST N. BUSER, Deceased.

The administration of the estate of ERNEST N. BUSER, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
Jerome J. Sanchy
6981 Curtiss Avenue #3
Sarasota, FL 34231
Attorney for Personal Representative:
Jerome J. Sanchy, Esq.
Florida Bar No.: 240397
6981 Curtiss Avenue #3
Sarasota, FL 34231
June 20, 27, 2025 25-01181S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002756 SC
IN RE: ESTATE OF LEO M. KENEN Deceased.

The administration of the estate of Leo M. Kenen, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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.

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 20, 2025.

Personal Representative:
Joy A. Kenen
826 Country Club Circle #8
Venice, FL 34293
Attorney for Personal Representative:
Andrew J. Britton, Esq.
Florida Bar Number: 213500
871 Venetia Bay Blvd., Suite 111
Venice, Florida 34285
Telephone: (941) 408-8008
Fax: (941) 408-0722
E-Mail: legal@andrewbrittonlaw.com
June 20, 27, 2025 25-01191S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002151NC
IN RE: ESTATE OF MARY THERESA CONLON Deceased.

The administration of the ancillary estate of Mary Theresa Conlon, 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 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 20, 2025.

Martin Conlon
P.O. Address:
1602 Brittany Court, # D 2
Wheeling, IL 60690
David G. Bowman, Jr., Esq.
Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 801933
Email Addresses:
dbowmanj@bowmangeorge.com
Attorneys for Personal Representative
June 20, 27, 2025 25-01160S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 2299 NC
Division Probate
IN RE: ESTATE OF DENNIS J. HALPIN Deceased.

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

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
Denise Halpin
312 W. Langsner St.
Englewood, FL 34223
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
June 20, 27, 2025 25-01180S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002075SC
Division: Probate
IN RE: ESTATE OF NATHAN DEWEY, Deceased.

The administration of the estate of Nathan Dewey, deceased, whose date of death was January 15, 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 20, 2025.

Personal Representative:
Ryan Eric Dewey
c/o The Payne Law Group
766 Hudson Avenue, Suite C.
Sarasota, Florida 34236
Attorney for Personal Representative:
Teresa A. Monfils, Esq.
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:
srocha@lawnav.com
June 20, 27, 2025 25-01157S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 2579 NC
IN RE: ESTATE OF DORIS LEE HURWITZ Deceased.

The administration of the Estate of DORIS LEE HURWITZ, Deceased, whose date of death was April 25, 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. 732.221 1, Florida Statutes.

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

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

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

The date of first publication of this notice is: Friday, June 20, 2025.

Personal Representative:
Rhonda Hurwitz
1016 Landhorne Ct.
Bethesda, MD 20817
Attorneys for Personal Representative:
DUNLAP & MORAN, P.A.
Post Office Box 3948
Sarasota, Florida 34230-3948
Telephone: (941) 366-0115
Fax: (941) 365-4660
By: John A. Moran, Esq.
Florida Bar No: 0718335
Daniel J. Jackson, Esq.
Florida Bar No. 1015499
E-Mail: jmoran@dunlapmoran.com
E-Mail: djackson@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
June 20, 27, 2025 25-01161S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 2622 SC
Division South County
IN RE: ESTATE OF DOUGLAS O. FINGLES, SR. Deceased.

The administration of the estate of DOUGLAS O. FINGLES, SR., deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. BOX 3079, SARASOTA, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has 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 20, 2025.

Personal Representative:
DOUGLAS O. FINGLES, JR.
104 Fairways Dr.
Warner Robins, Georgia 31088
Attorney for Personal Representative:
STEPHEN K. BOONE, ESQ
Attorney
Florida Bar Number: 371068
BOONE BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
June 20, 27, 2025 25-01162S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No: 2025CP002571SC
Division: Probate
IN RE: ESTATE OF JAMES W EARP Deceased.

The administration of the estate of James W Earp, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 S. Tamiami Trail, Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
Janet Duke
1240 Piedmont Road
Venice, Florida 34293
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
June 20, 27, 2025 25-01182S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002173 NC
Division : Probate
IN RE: ESTATE OF SONIA M. FROST Deceased.

The administration of the estate of Sonia M. Frost, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 S. Tamiami Trail, Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
Kim Frost-Dougherty
7054 Larkin Street
Englewood, Florida 34224
Attorney for Personal Representative:
Lori A. Wellbaum
Attorney
Florida Bar Number: 071110
WELLBAUM LAW PA
686 N. Indiana Avenue
Englewood, FL 34223
Telephone: (941) 474-3241
Fax: (941) 475-2927
E-Mail: lori@wellbaumlaw.com
Secondary E-Mail:
anne@wellbaumlaw.com
June 20, 27, 2025 25-01186S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 002424 NC
IN RE: ESTATE OF VICTORIA M. PERRY-MARX Deceased.

The administration of the estate of VICTORIA M. PERRY-MARX, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230- 3079. The names and addresses of the personal 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 20, 2025.

Personal Representative:
GLORIA KUNZE
4240 Green Pointe Ct.
Sarasota, Florida 34233
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 20, 27, 2025 25-01192S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-005380-SC
IN RE: ESTATE OF ROBERT WALLACE SOMERVILLE a/k/a ROBERT W. SOMERVILLE, Deceased.

The administration of the estate of ROBERT WALLACE SOMERVILLE, deceased, whose date of death was January 3, 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.

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 20, 2025.

Personal Representative:
/s/Andrew Somerville
ANDREW SOMERVILLE
13524 Little Gen Circle
Fort Myers, Florida 33913
Attorney for Personal Representative:
/s/Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN, RICE,PURTZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail:
lmintz@gbclaw.com
June 20, 27, 2025 25-01156S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002888 SC
Division PROBATE
IN RE: ESTATE OF DENNIS ALFRED CORNELIUS A/K/A DENNIS A. CORNELIUS Deceased.

The administration of the estate of DENNIS ALFRED CORNELIUS A/K/A DENNIS A. CORNELIUS, deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
A. BRENT McPEEK
3986 S. Tamiami Trail
Venice, FL 34293
Attorney for Personal Representative:
A. BRENT McPEEK, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0003905
3986 S. Tamiami Trail
Venice, FL 34293
Telephone: (941) 492-3400
Fax: (941) 492-3422
E-Mail: brent@mcpeeklawfirm.com
Secondary E-Mail:
shawn@mcpeeklawfirm.com
June 20, 27, 2025 25-01169S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASTOA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002217 NC
Division Probate
IN RE: ESTATE OF RUTH POLNYJ Deceased.

The ancillary administration of the estate of Ruth Polnyj, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Sarastoa 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 20, 2025.

Personal Representatives:
Christina Polnyj-Pollman
8411 NW 55th Place
Gainesville, Florida 32653
Cornelius Polnyj
a/k/a/ Cornel Polnyj
4 Dogwood Terrace Wayne, NJ 07470
Attorney for Personal Representative:
/s/Wess M. Jacobs
Wess M. Jacobs, Attorney
Florida Bar Number: 932655
Osterhout & McKinney, P.A.
3783 Seago Lane Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
June 20, 27, 2025 25-01184S

SAVE TIME

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

SARASOTA • MANATEE • HILLSBOROUGH
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V34

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CC 007808 NC
VERANDA BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF LAUREN DILLON, DECEASED; ERIK DISSEL; ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF W.P. DISSEL, DECEASED; AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF M.G.P. DISSEL-VENNEKER, DECEASED.
Defendants.
STATE OF FLORIDA
COUNTY OF SARASOTA
TO: ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF LAUREN DILLON, DECEASED
Last Known Address: Unknown

YOU ARE NOTIFIED that an action has been filed against you to foreclose your interest and to quiet title to the following described property:

Unit 110, Week No. 50, VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 6, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

You are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, Michael T. Hankin, 100 Wallace Avenue, Suite 100, Sarasota, FL 34237 on or before thirty (30) days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, 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 seal of said Court on this 12 day June, 2025.

KAREN RUSHING
CLERK OF THE COURT
(SEAL) By: G Kopinsky
Deputy Clerk

June 20, 27, 2025 25-01163S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 001166 NC
SUN SHINE INN & SUITES, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Plaintiff, v.
CARLO A. MARCONI, an individual, and all claimants, persons, or parties, known or unknown, claiming by, through, under or against any one or more of the above-named defendants, or claiming to have any right, title, or interest in and to the land hereafter described,
Defendants.
TO: All others claiming by, through and under CARLO A. MARCONI, an individual.
all claimants, persons, or parties, known or unknown, claiming by, through, under or against any one or more of the above-named defendants, or claiming to have any right, title, or interest in and to the land hereafter described

YOU ARE NOTIFIED that an action to Quiet Title and Declaratory Judgment to the following real property located in SARASOTA County, Florida:

Completion of a suit to quiet title, as to that portion of land identified on that certain survey prepared by George F. Young, Inc., dated January 28, 2025, under Job No. 24048000LS, and described as
East 15 feet for Right of Way AND the 36.4 feet, lying East of and adjacent to the West 400 ft of the N1/2, of the S1/2 of the SW ¼, of the SW ¼, of the NW ¼, Section 18, 36S, 18E, Sarasota County, Florida. (as to PARCEL 1)
(Parcel Identification Number 2024-13-0001) (hereinafter "property" or "Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, to the Plaintiff's Attorney, Andrew W. Rosin, Esq., 1900 Hillview Street, Sarasota, FL 34239, on or before thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on this 10 day of June, 2025.

KAREN E. RUSHING, CLERK
Clerk of the Court, Karen E. Rushing
(SEAL) BY: G. Kopinsky
As Deputy Clerk

Andrew W. Rosin, Esq.,
Plaintiff's attorney,
1900 Hillview Street
Sarasota, FL 34239
June 20, 27; July 4, 11, 2025
25-01151S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CC 007808 NC
VERANDA BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF LAUREN DILLON, DECEASED; ERIK DISSEL; ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF W.P. DISSEL, DECEASED; AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF M.G.P. DISSEL-VENNEKER, DECEASED.
Defendants.
STATE OF FLORIDA
COUNTY OF SARASOTA
TO: ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF W.P. DISSEL, DECEASED
Last Known Address: Unknown

YOU ARE NOTIFIED that an action has been filed against you to foreclose your interest and to quiet title to the following described property:

Unit 108, Week No. 38, and Unit 107, Week No. 3, 4, and 5 VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 6, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

You are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, Michael T. Hankin, 100 Wallace Avenue, Suite 100, Sarasota, FL 34237 on or before thirty (30) days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, 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 seal of said Court on this 12 day June, 2025.

KAREN RUSHING
CLERK OF THE COURT
(SEAL) By: G Kopinsky
Deputy Clerk

June 20, 27, 2025 25-01164S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CC 007808 NC
VERANDA BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF LAUREN DILLON, DECEASED; ERIK DISSEL; ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF W.P. DISSEL, DECEASED; AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF M.G.P. DISSEL-VENNEKER, DECEASED.
Defendants.
STATE OF FLORIDA
COUNTY OF SARASOTA
TO: ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS OF M.G. P. DISSEL-VENNEKER, DECEASED
Last Known Address: Unknown

YOU ARE NOTIFIED that an action has been filed against you to foreclose your interest and to quiet title to the following described property:

Unit 108, Week No. 38, and Unit 107, Week No. 3, 4, and 5 VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 6, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

You are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, Michael T. Hankin, 100 Wallace Avenue, Suite 100, Sarasota, FL 34237 on or before thirty (30) days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, 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 seal of said Court on this 12 day June, 2025.

KAREN RUSHING
CLERK OF THE COURT
(SEAL) By: G Kopinsky
Deputy Clerk

June 20, 27, 2025 25-01165S

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 002365 NC
COMPU-LINK CORPORATION, DBA CELINK,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERTA LEWIS, DECEASED, et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERTA LEWIS, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

THE WEST 51 FEET OF LOT 19 AND THE EAST 50.51 FEET OF LOT 20, BLOCK 3, BAY VISTA BOULEVARD SECTION OF ENGLEWOOD, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 218, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before July 21, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 12 day of June, 2025.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-291860
June 20, 27, 2025 25-01166S

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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No: 2025 CA 001585 NC
Agency Case No.: 25-006921
IN RE: THE FORFEITURE OF: $5,460.00 IN U.S. CURRENCY
A PETITION OF THE CITY OF SARASOTA f/b/o THE SARASOTA POLICE DEPARTMENT
TO: Mark Shaw
2015 S. Tuttle Ave., Apt. 6
Sarasota, FL 34239

YOU ARE NOTIFIED that an action for a Complaint, pursuant to the Florida Contraband Forfeiture Act, the Administrative Order No 2016-14.1 - Notice to Claimants of Seizure and Filing Requirements Under Section 932.704(5)(c), Florida Statutes, entered by Hon. Charles E. Williams on August 29, 2016, and the Notice of Depositing Bond, has been filed by PETITIONER, on the following Defendant Property in Sarasota County, Florida: $5,460.00 IN U.S. CURRENCY, and you may claim to have an interest in the Defendant Property and are required to serve a copy of your written defenses to it, if any, on Joseph J. Polzak, Esq., PETITIONER'S attorney, whose address is P.O Box 1000, Sarasota, FL 34236, on or before the 21 day of July 2025, and file the original with the Clerk of this Court either before Service on PETITIONER'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 9, 2025

KAREN E. RUSHING,
CLERK OF THE CIRCUIT COURT-SARASOTA
P.O. Box 3079
Sarasota, Florida 34230
(SEAL) By G. Kopinsky
Deputy Clerk

Joseph J. Polzak, Esq.,
PETITIONER'S attorney,
P.O. Box 1000
Sarasota, FL 34236
June 20, 27, 2025 25-01149S

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA000655SC
DEERE & COMPANY,
Plaintiff, vs.
C&P TREE SERVICE LLC, a Florida corporation, and COLTON FRANK CORPUS, an individual,
Defendants.
TO: DEFENDANT, COLTON FRANK CORPUS, whose last known address is:
312 E Langser St, Englewood, FL 34223
12396 Racketon Street, Port Charlotte, FL 33981

YOU ARE NOTIFIED that an action to recover your payment obligations for failure to pay amounts due under an agreement with Plaintiff has been filed against you in Sarasota County, Florida Circuit Court and you are required to serve a copy of your written defenses, if any, to it on Miles A. Archabal, Esq., (305) 347-5290, the Plaintiff's attorney, whose address is 200 S. Biscayne Blvd., Suite 1650, Miami, Florida 33131, on or before July 21, 2025, 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. A copy of this Notice of Action will be published in The Business Observer for four consecutive weeks

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 10 day of June, 2025.

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

Miles A. Archabal, Esq.
(305) 347-5290
the Plaintiff's attorney
200 S. Biscayne Blvd., Suite 1650
Miami, Florida 33131
June 20, 27; July 4, 11, 2025
25-01152S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001417 NC
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
CLAUDE E. BOLES, ET AL.,
DEFENDANT(S).
TO: Claude E. Boles
Last Known Address: 3876 Torrey Pines Blvd, Sarasota, FL 34238
Current Residence: UNKNOWN
TO: Claude E. Boles
Last Known Address: 9621 SW 54TH Road Gainesville, FL 32608
Current Residence: UNKNOWN
TO: Claude E. Boles
Last Known Address: 3013 W Harbor View Ave Tampa, FL 33611
Current Residence: UNKNOWN
TO: Claude E. Boles
Last Known Address: 2831 Ringling Blvd Ste 202 Sarasota, FL 34237
Current Residence: UNKNOWN
TO: Cheryl D. Neary
Last Known Address; 3876 Torrey Pines Blvd, Sarasota, FL 34238
Current Residence: UNKNOWN
TO: Cheryl D. Neary
Last Known Address: 5342 Clark Road Sarasota, FL 34233
Current Residence: UNKNOWN
TO: Cheryl D. Neary
Last Known Address: 2055 Sun Home Street Sarasota, FL 34231
Current Residence: UNKNOWN
TO: Cheryl D. Neary
Last Known Address: 2047 Sun Home Street Sarasota, FL 34231
Current Residence: UNKNOWN
TO: Cheryl D. Neary
Last Known Address: 3226 N Seclusion Dr Sarasota, FL 34239
Current Residence: UNKNOWN
TO: Cheryl D. Neary
Last Known Address: 2924 Hyde Park Street, Sarasota, FL 34239
Current Residence: UNKNOWN
TO: Cheryl D. Neary
Last Known Address: 2831 Ringling Blvd Ste 202 Sarasota, FL 34237
Current Residence: UNKNOWN
TO: Cheryl D. Neary
Last Known Address: 4014 Swift Road Sarasota, FL 34231
Current Residence: UNKNOWN
TO: Cheryl D. Neary
Last Known Address: 3876 Torrey Pines Blvd, Sarasota, FL 34238
Current Residence: UNKNOWN

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

ALL THE FOLLOWING DESCRIBED REAL PROPERTY IN SARASOTA COUNTY, FLORIDA:
LOT 20, THE COUNTRY CLUB OF SARASOTA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 16, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before JULY 21, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 9 day of June, 2025.

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

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
25FL373-0135
June 20, 27, 2025 25-01150S

--- SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2025 CA 000841 NC
EF MORTGAGE LLC,
Plaintiff, v.
MODERN BUILDERS INC.; GREGG C. GLASSER, an Individual; SOS SEPTIC & SEWER, INC.; H2O SYSTEMS, INC.; SHARP DEVELOPMENT OF SOUTHWEST FLORIDA, INC., a Florida Corporation; IFP FUND I LLC; REINIER ALONSO; THOMAS FAVA, FINANCIAL SERVICES MANAGER GILFSIDE SUPPLY DBA KIMAL LUMBER; FRANKLIN'S PLUMBING, LLC; BUILDER SERVICES GROUP, INC. DBA JANSEN & SONS INSULATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
THOMAS FAVA, FINANCIAL SERVICES MANAGER GILFSIDE SUPPLY DBA KIMAL LUMBER (RESIDENCE UNKNOWN)

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

Lot 19, Block 1052, Twenty-Fourth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 14, of the Public Records of Sarasota County, Florida.

a/k/a 5550 Gilroy Ave, North Port, FL 34228

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, Florida 33324, on or before July 21, 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.

This notice is provided pursuant to Administrative Order No. 2.065.

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 12 day of June, 2025.

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

June 20, 27, 2025 25-01175S

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 005577 NC
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES LEE BRADFORD, DECEASED, et. al.
Defendant(s),

TO: JAMES L. BRADFORD, JR., whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOTS 10543, 10544 AND 10545 SOUTH VENICE, UNIT NO 39, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 95, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 21, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 12 day of June, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-251911

June 20, 27, 2025 25-01176S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 003450 NC
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-CB6,
Plaintiff, vs.
ARLEXIS ANDERSON A/K/A ARLEXIS D. ANDERSON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 29, 2025, and entered in 2024 CA 003450 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-CB6 is the Plaintiff and ARLEXIS ANDERSON A/K/A ARLEXIS D. ANDERSON; HARRY J. PARKER A/K/A HARRY PARKER; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.; CITY OF NORTH PORT, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on July 08, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 598, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGES 6, 6A THROUGH 6V, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 3162 IRMA ST, NORTH PORT, FL 34291

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

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

Dated this 17 day of June, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-178491 - MiM

June 20, 27, 2025 25-01197S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO: 2024-CA-001596-NC
TILDEN PARK CONVENIENCE HOLDINGS LLC, a Delaware limited liability company,
Plaintiff, vs.
TOLEDO BLADE PARTNERS LLC, a New Jersey limited liability company,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on June 3, 2025, in Case No. 2024-CA-001596-NC, in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, that the Clerk of this court, currently Karen E. Rushing, will sell to the highest and best bidder for cash online through Sarasota County's on-line foreclosure sale website: www.sarasota.realforeclose.com on July 18, 2025, at the hour of 9:00 A.M., in accordance with Chapter 45, Florida Statutes, the real property, improvements, fixtures, and personal property being located in Sarasota County, Florida, and being more particularly described as:

Lots 1, 2 and 3, of Suncoast Technical College Commercial Subdivision, according to the plat thereof, as recorded in Plat Book 49, Pages 42, 42A, 42B and 42C, 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/ Michael S. Provenzale
Michael S. Provenzale
FBN 0056834
Allison H. Gray
FBN 1050244
LOWNDES, DROSDICK, DOSTER,
KANTOR & REED, P.A.
215 North Eola Drive
Orlando, Florida 32802-2809
michael.provenzale@lowndes-law.com
litcontrol@lowndes-law.com
anne.fisher@lowndes-law.com
allison.gray@lowndes-law.com
Telephone: 407-843-4600
Facsimile: 407-843-4444
Attorneys for Tilden Park Convenience Holdings LLC
0888055\204630\15017658v1

June 20, 27, 2025 25-01173S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024-CA-000574
FLAGSTAR BANK, N.A.,
Plaintiff, v.
JENNIFER J. SKIPPER, et al.,
Defendants.

NOTICE is hereby given that Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will on July 24, 2025, at 9:00 a.m. ET, via online auction site at www.sarasota.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Sarasota County, Florida, to wit:

The South 64.37 feet of Lots 1 and 2, and all of Lot 3, Block H, HIGHLAND CREST, according to the plat thereof, recorded in Plat Book 2, Page 39, of the Public Records of Sarasota County, Florida.

Property Address: 1003 Gantt Ave, Sarasota, FL 34232

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 17th day of June, 2025.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201

June 20, 27, 2025 25-01198S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000612-SC
Division SARASOTA
IN RE: ESTATE OF ALBERT TIMOTHY CROWLEY
Deceased.

The administration of the estate of Albert Timothy Crowley, deceased, whose date of death was November 9, 2024, 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.

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 6/20/25

Personal Representative:
David S. Crowley
402 Steeplechase Ct.
Deptford, New Jersey 08096
Attorney for Personal Representative:
Teresa K. Bowman, Esq.
Attorney for 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 20, 27, 2025 25-01201S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2023 CA 008094 NC
DIVISION: A
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC,
Plaintiff, vs.
JUDITH LYNN BURKE, et. al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on May 29, 2025 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest and best bidder for cash on July 8, 2025 at 9:00 A.M., at www.sarasota.realforeclose.com, the following described property:

LOT 2544, HAMMOCKS UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE(S) 38, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 3773 Eagle Hammock Drive, Sarasota, FL 34240.

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

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 11, 2025

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
FL-003855-23

June 20, 27, 2025 25-01148S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
Case #: 2024 CA 004397 NC
DIVISION: A
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Beverly J. Cox a/k/a Beverly Cox f/k/a Beverly Jean May f/k/a Beverly Jean Harris, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Lutheran Services Florida, Inc. as Personal Representative of the Estate of Beverly J. Cox a/k/a Beverly Cox f/k/a Beverly Jean May f/k/a Beverly Jean Harris; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Marjorie J. Foust a/k/a Marjorie Foust f/k/a Marjorie J. Harris, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Steven Henry Sabo; Douglas Raymond Sabo; Gregory Martin Sabo a/k/a Gregory M. Sabo; Joyce Lorain Hope a/k/a Joyce L. Hope f/k/a Joyce Lorain Brumm; Cindy Brumm Rogers a/k/a Cynthia B. Rogers; Skyler Lee Brumm a/k/a Skyler L. Brumm; Tristan Lee Brumm; Randy Alan Brumm, Sr. a/k/a Randy Alan Brumm a/k/a Randy A. Brumm; Bonnie Brumm Dexter a/k/a Bonnie B. Dexter a/k/a Bonnie Dexter; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Charles Delbert Harris a/k/a Charles D. Harris a/k/a Charles Harris, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Ruth M. Harris a/k/a Ruth McGinnis; Brad Harris; Mark Harris; Unknown Spouse of Steven Henry Sabo; Unknown Spouse of Douglas Raymond Sabo; Unknown Gregory Martin Sabo a/k/a Gregory M. Sabo; Unknown Spouse of Joyce Lorain Hope a/k/a Joyce L. Hope f/k/a Joyce Lorain Brumm; Unknown Spouse of Cindy Brumm Rogers a/k/a Cynthia B. Rogers; Unknown Spouse of Skyler Lee Brumm a/k/a Skyler L. Brumm; Unknown Spouse of Tristan Lee Brumm; Unknown Spouse of Randy Alan Brumm, Sr. a/k/a Randy Alan Brumm a/k/a Randy A. Brumm; Unknown Spouse of Bonnie Brumm Dexter a/k/a Bonnie B. Dexter a/k/a Bonnie Dexter; Unknown Spouse of Ruth M. Harris a/k/a Ruth McGinnis; Unknown Spouse of Brad Harris; Unknown Spouse of Mark Harris; Cavalry SPV I, LLC, as Assignee of Citibank, N.A.; Christopher Scott; Roswell Capital Securities, LLC; Deerfield Holdings, LLC; State of Florida; South Venice Civic Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024 CA 004397 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Beverly J. Cox a/k/a Beverly Cox f/k/a Beverly Jean May f/k/a Beverly Jean Harris, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on August 27, 2025, the following described property as set forth in said Final Judgment, to-wit:

THE SOUTHEASTERLY 1/2 OF LOT 9327, ALL OF LOTS 9328, AND 9329, SOUTH VENICE, UNIT NO 33, AS RECORDED IN PLAT BOOK 6, PAGE 87, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-331543 FC01 WEQ

June 20, 27, 2025 25-01174S

Q&A

How much do legal notices cost?

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

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

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legal@businessobserverfl.com

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Business Observer

LV20906_V27

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2805-SC
Division Probate
IN RE: ESTATE OF
JEAN-LOUIS DUMAINE Deceased.

The administration of the estate of JEAN-LOUIS DUMAINE, 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 P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 20, 2025.

Personal Representative:
PIERRE DUMAINE
6805 Walnut Branch Lane
Apt. 135
Charlotte, North Carolina 28277
Attorney for Personal Representative:
BRADEN H. SHARRER
Attorney
Florida Bar Number: 0084674
FARR LAW FIRM P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 488-7751
Fax: (941) 497-7636
E-Mail: bsharrer@farr.com
Secondary E-Mail: tweiss@farr.com
June 20, 27, 2025 25-01189S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002812 SC
Division PROBATE
IN RE: ESTATE OF
MARY K. CRIMI A/K/A
MARY KATHLEEN CRIMI
Deceased.

The administration of the estate of MARY K. CRIMI A/K/A MARY KATHLEEN CRIMI, deceased, whose date of death was November 20, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 20, 2025.

Personal Representative:
MARA M. CROWE
611 Padua Court
Nokomis, FL 34275
Attorney for Personal Representative:
A. BRENT McPEEK, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0003905
3986 S. Tamiami Trail
Venice, FL 34293
Telephone: (941) 492-3400
Fax: (941) 492-3422
E-Mail: brent@mcpeeklawfirm.com
Secondary E-Mail:
shawn@mcpeeklawfirm.com
June 20, 27, 2025 25-01168S

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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 48CK12RFP1860 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

SECOND 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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
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

SECOND 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-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

SECOND 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

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 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-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 ---

SECOND INSERTION

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

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN that pursuant to the 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2023 CA 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 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

SECOND 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

Robert T. Marcus
Personal Representative
369 Clover Hills Dr.
Rochester, NY 14618
/s/ John A. Garner
John A. Garner
Attorney for Petitioner
Email Addresses:
jgarner@porterwright.com
flprobate@porterwright.com
Florida Bar No. 0569992
Porter Wright Morris & Arthur LLP
9132 Strada Place, Suite 301
Naples, FL 34108-2976
Telephone: 239-593-2900
June 13, 20, 2025 25-01122S

SECOND 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

SECOND 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

SECOND 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.

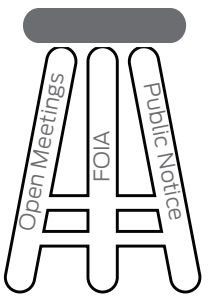
The date of first publication of this notice is Friday, June 13, 2025.

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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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