

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
Notice of Public Meeting Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, July 11, 2025, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the 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.

Jane Gaarlandt District Manager June 27, 2025	25-01247S
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FIRST INSERTION
NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units.
The auction will be held on JULY 14, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806.

The names of whose units will be sold are as follows.		
5055 Pan American Blvd. North Port, FL 34287 Sarasota	unit	balance
name		
Carylon Hunter Pitts	H15	512.45
Jerianne Larkin	G14	198.90
Marty Kurzke	DD16	1800.41
Amber Whittlemore	DD51	213.80
Mary Cuthbert	C44	533.10
Bobby Boydston	G07	713.30
GREGG DORFF	CC65	350.20
GREGG DORFF	CC64	347.60
andres muniz	G21	741.80
Rebecca Willet	C33	472.60
JASON LITTLEJOHN	D51	275.60
tammy spanos	H04	388.90
ALFONSO BAUTISTA MONTERO	CC31	285.90
Altide Deshommies	H17	543.35
JAMIE CARR	H37	678.55
Ninette Franks	H36	482.90
Ilya Fenin	BB12	991.40
JOHN COAKLEY JR	H44	1838.05
GREGG DORFF	CC62	414.50

7850 N. Tamiami Trail Sarasota, FL 34243 Sarasota	unit	balance
name		
Lucio Lopez	2213	790.55
Laura Hall	1206	461.00
Douglas Bliss	2091	662.90
RAVEN WRIGHT	1508	466.10
D'ante Lane	2022	450.70
GLORIA JEAN CLAY	1221	482.90
Shellie Greene	1434	1249.50

June 27; July 4, 2025	25-01221S
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FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of The Rustic Oaks Community Development District

The Board of Supervisors (the “**Board**”) of the Rustic Oaks Community Development District (the “**District**”) will hold a public hearing and a meeting on July 21, 2025, at 1:30 p.m. at EVEN Hotels located at 6231 Lake Osprey Drive, Sarasota, Florida 34240.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.rusticoakscdd.net, or may be obtained by contacting the District Manager's office via email at suitk@whhassociates.com or via phone at (561) 571-0010 or (877) 276-0889.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026) **	Change in Annual Dollar Amount
Residential Unit (Phase 2)	267	1.00	\$242.66	\$1,253.18	\$1,010.52

** Including collection costs and early payment discounts

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Sarasota County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result

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 Sunset Seeds Co. located at 2310 Sandrala Drive 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 21st day of June, 2025.
Claire Collins
June 27, 2025

25-01218S

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 Bliss Dermatology + Wellness located at 315 Nokomis Ave S. in the City of Venice, Sarasota County, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of June, 2025.
Dr. Michelle Pennie
June 27, 2025

25-01220S

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 Clean Eatz located at 4061 Clark Rd, in the County of Sarasota in the City of Sarasota, Florida 34233 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Sarasota, Florida, this 20 day of 06, 2025.
MiAmi Beachside Bites Corp
June 27, 2025

25-01216S

FIRST INSERTION
NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/11/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1965 SKYL mobile home bearing vehicle identification number F50X3334 and all personal items located inside the mobile home. Last Tenant: Terry Scott Tipton, The Estate of Terry Scott Tipton, All Unknown Beneficiaries, Heirs, Successors, And Assigns of Terry Scott Tipton, and Unknown Party or Parties in Possession. Sale to be held at: Palm Terrace, 3223 North Lockwood Ridge Road, Sarasota, Florida 34234, 941-355-3411.
June 27; July 4, 2025

25-01242S

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 Bliss Dermatology + Wellness located at 699 Indiana Ave in the City of Englewood, Sarasota County, FL 34223 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of June, 2025.
Dr. Michelle Pennie
June 27, 2025

25-01219S

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 Le Petit Jardin Cafe located at 1500 E. Venice Ave., Unit 401 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 24th day of June, 2025.
Dogs with the French Touch LLC
Alexandra Wickware
June 27, 2025

25-01237S

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 fictitious name of CLARK RD ASSOCIATES located at 3943 CLARK RD, in the County of Sarasota in the City of Sarasota, Florida 34211 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Sarasota, Florida, this 20th day of June, 2025.
3943 CLARK RD, LLC
June 27, 2025

25-01215S

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sea & Sky Designs, located at 6573 Myrtlewood Rd, in the City of North Port, County of Sarasota, State of FL, 34287, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 19 of June, 2025.
Cynthia McDougall
6573 Myrtlewood Rd
North Port, FL 34287
June 27, 2025

25-01207S

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 fictitious name of Links Ringling Pavilion located at 555 S. Osprey Avenue, in the County of Sarasota, in the City of Sarasota, Florida 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Sarasota County, Florida, this 10th day of January, 2025.
LINKS-RINGLING INVESTMENTS, LLC and GRAND PAVILION CENTER, LLC
June 27, 2025

25-01206S

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 EverHome Construction located at 400 N Tampa St Ste 1550 #443639, in the County of Sarasota in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 23 day of 06, 2025.
Chuyen Minh Huynh
June 27, 2025

25-01231S

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Keystone Construction & Exteriors, located at 209 pecan lane, in the City of Nokomis, County of Sarasota, State of FL, 34275, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23 of June, 2025.
David Anthony Simpson,
Cami Jo Simpson
209 pecan lane
Nokomis, FL 34275
June 27, 2025

25-01217S

PUBLISH YOUR LEGAL NOTICE

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

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

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

or email legal@businessobserverfl.com

--- ESTATE ---			
FIRST INSERTION			
<div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-002274-NC</div><div>Division Probate</div><div>IN RE: ESTATE OF CONSTANCE R. KLIER</div><div>Deceased.</div></div><div>The administration of the estate of CONSTANCE R. KLIER, deceased, whose date of death was January 29, 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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</div></div>			
<div><div><div>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</div></div><div><div><div>TION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is June 27, 2025.</div><div>Personal Representative:</div><div>Russell P. Klier</div><div>4844 Stone Ridge Trail</div><div>Sarasota, Florida 34232</div><div>Attorney for Personal Representative:</div><div>Gary W. Peal, Esquire</div><div>Attorney for Personal Representative</div><div>Florida Bar Number: 0438650</div><div>Berlin Patten Ebling PLLC</div><div>3700 S Tamiami Trail #200</div><div>Sarasota, Florida 34239</div><div>Telephone: (941) 954-9991</div><div>Fax: (941) 954-9992</div><div>E-Mail: gpeal@berlinpatten.com</div><div>Secondary E-Mail: slindsay@berlinpatten.com</div><div>June 27; July 4, 2025</div><div>25-01239S</div></div></div></div>			
FIRST INSERTION			
<div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</div><div>File No. 2025-CP-2726-NC</div><div>Division Probate</div><div>IN RE: ESTATE OF PAUL BRODKIN, A/K/A PAUL L. BRODKIN, A/K/A PAUL LAURENCE BRODKIN,</div><div>Deceased.</div></div><div>The administration of the estate of Paul Brodtkin, a/k/a Paul L. Brodtkin, a/k/a Paul Laurence Brodtkin, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Circuit Probate Court, 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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims</div></div>			
<div><div><div>with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET</div></div><div><div><div>FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is June 27, 2025.</div><div>Personal Representative:</div><div>Aaron Brodtkin</div><div>7731 Menchaca Road Apartment 4304</div><div>Austin, Texas 78745</div><div>Attorney for Personal Representative:</div><div>Shumaker, Loop & Kendrick, LLP</div><div>Ashley S. Hodson, Esquire</div><div>Florida Bar No. 064883</div><div>240 S. Pineapple Avenue, 9th Floor</div><div>Sarasota, FL 34236</div><div>Telephone: 941-364-2723</div><div>E-Mail Addresses: ahodson@shumaker.com</div><div>mward@shumaker.com</div><div>June 27; July 4, 2025</div><div>25-01227S</div></div></div></div>			
FIRST INSERTION			
<div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</div><div>File No. 2025CP002494SC</div><div>Division Probate</div><div>IN RE: ESTATE OF JOHN P. MCMORROW</div><div>Deceased.</div></div><div>The administration of the estate of John P. McMorro, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 S. Tamiami Trail, Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF</div></div>			
<div><div><div>THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER</div></div><div><div><div>BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is June 27, 2025.</div><div>Personal Representative:</div><div>Alan R. Moon</div><div>625 St Charles Avenue</div><div>Unit PHB</div><div>New Orleans, Louisiana 70130</div><div>Attorney for Personal Representative:</div><div>Lori A. Wellbaum, Attorney</div><div>Florida Bar Number: 071110</div><div>WELLBAUM LAW PA</div><div>686 N. Indiana Avenue</div><div>Englewood, FL 34223</div><div>Telephone: (941) 474-3241</div><div>Fax: (941) 475-2927</div><div>E-Mail: lori@wellbaumlaw.com</div><div>Secondary E-Mail: anne@wellbaumlaw.com</div><div>June 27; July 4, 2025</div><div>25-01249S</div></div></div></div>			
FIRST INSERTION			
<div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-003085-NC</div><div>Division PROBATE</div><div>IN RE: ESTATE OF ALBERTO ZARRALUQUI</div><div>Deceased.</div></div><div>The administration of the estate of Alberto Zarra luqui, deceased, whose date of death was January 11, 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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</div></div>			
<div><div><div>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</div></div><div><div><div>TION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is June 27, 2025.</div><div>Personal Representative:</div><div>Alfredo Rivera</div><div>426 Vignette Way</div><div>Sarasota, Florida 34240</div><div>Attorney for</div><div>Personal Representative:</div><div>Teresa K. Bowman, Esq.</div><div>Attorney for Personal Representative</div><div>Florida Bar Number: 0021453</div><div>TERESA K BOWMAN PA</div><div>3277 Fruitville Rd., Suite D-2</div><div>Sarasota, FL 34237</div><div>Telephone: (941) 735-5200</div><div>Fax: (941) 234-0604</div><div>E-Mail: tkbowman@tkbowmanpa.com</div><div>Secondary E-Mail: liz@tkbowmanpa.com</div><div>June 27; July 4, 2025</div><div>25-01238S</div></div></div></div>			
FIRST INSERTION			
<div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-001909</div><div>IN RE: ESTATE OF LOIS LUTHER</div><div>Deceased.</div></div><div>The administration of the estate of Lois Luther, deceased, whose date of death was February 25, 2025, File Number 2025-CP-001909, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Clerk of Court, 2000 Main Street, Rm. 102, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims within this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is June 27, 2025.</div><div>Personal Giving Notice:</div><div>Gregory Sanville</div><div>52 Lane Road</div><div>Newport City, Vermont 05855</div><div>Attorney for Personal Giving Notice</div><div>Eviana J. Martin, Attorney</div><div>Florida Bar Number: 36198</div><div>Martin Law Firm, PL</div><div>3701 Del Prado Blvd S.</div><div>Cape Coral, Florida 33904</div><div>Telephone: (239) 443-1094</div><div>Fax: (941) 213-1231</div><div>E-Mail: eviana.martin@martinlawfirm.com</div><div>June 27; July 4, 2025</div><div>25-01233S</div></div>			
FIRST INSERTION			
<div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025 CP 3088 NC</div><div>IN RE: ESTATE OF PAUL G. LINGON</div><div>Deceased.</div></div><div>The administration of the estate of PAUL G. LINGON, deceased, whose date of death was June 9, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is June 27, 2025.</div><div>Michael P. Phillips</div><div>P.O. Address: 5441 Cork Oak St.,</div><div>Sarasota, FL 34232</div><div>Robert P. Scheb, Esq.</div><div>Bowman, George, Scheb,</div><div>Kimbrough, Koach & Chapman, PA</div><div>2750 Ringling Blvd., Suite 3</div><div>Sarasota, FL 34237</div><div>(941) 366-5510</div><div>Florida Bar No. 398519</div><div>rscheb@bowmangeorge.com</div><div>Attorneys for Personal Representative</div><div>June 27; July 4, 2025</div><div>25-01244S</div></div>			
FIRST INSERTION			
<div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025 CP 002822</div><div>Division PROBATE</div><div>IN RE: ESTATE OF Catherine E. Tengerdy,</div><div>Deceased.</div></div><div>The administration of the estate of Catherine E. Tengerdy, deceased, whose date of death was March 24th, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is June 27, 2025.</div><div>Michael P. Infanti</div><div>P.O. Address:</div><div>1605 Main Street, Suite 1112</div><div>Sarasota, FL 34236</div><div>Personal Representative</div><div>John West, PLLC</div><div>Attorneys for Personal Representative</div><div>2477 Stickney Point Road</div><div>Suite 215 B</div><div>Sarasota, FL 34231</div><div>Telephone: (941) 953-9600</div><div>Florida Bar No. 987026</div><div>Email Addresses:</div><div>jwest@johnwestii.com</div><div>June 27; July 4, 2025</div><div>25-01211S</div></div>			

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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002696NC IN RE: ESTATE OF PAUL J. HUDSON, Deceased.</div> <div><p>The administration of the estate of PAUL J. HUDSON, deceased, whose date of death was April 16, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is JUNE 27, 2025.</p><div><div>Personal Representative:</div><div>GREGORY C. ROBERTS Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285</div><div>Attorney for Personal Representative: Robert T. Klingbeil, Jr. Florida Bar Number: 0366846 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: bob@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com June 27; July 4, 202525-01222S</div></div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002697SC IN RE: ESTATE OF MICHAEL M. WELSH, Deceased.</div> <div><p>The administration of the estate of MICHAEL M. WELSH, deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is JUNE 27, 2025.</p><div><div>Personal Representative:</div><div>DOUGLAS L. NEAL c/o Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285</div><div>Attorney for Personal Representative: Gregory C. Roberts Florida Bar Number: 0438782 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: greg@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com June 27; July 4, 202525-01223S</div></div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORID PROBATE DIVISION File No. 2025-CP-1693 NC IN RE: ESTATE OF: HORST STAAB, Deceased.</div> <div><p>The administration of the estate of HORST STAAB, deceased, whose date of death was December 5, 2024; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is: JUNE 27, 2025.</p><div><div>Monica S. Perry Personal Representative 6404 Tree Ridge Cove Brentwood, TN 37027</div><div>Dave M. Evans, Jr., Esquire Attorney for Personal Representative Florida Bar No. 1013511 LEE & EVANS, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Facsimile: (941) 365-1492 Email: devans@leeandevans.com Secondary E-Mail: kristina@leeandevans.com June 27; July 4, 202525-01228S</div></div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002578- NC Division Probate IN RE: ESTATE OF K.R. SCHULZ AKA KAYE SCHULZ Deceased.</div> <div><p>The administration of the estate of K.R. SCHULZ aka KAYE SCHULZ, deceased, whose date of death was October 30, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><div><div>Personal Representative:</div><div>JOHN C. SCHULZ 855 Starflower Road Encinitas, California 92024</div><div>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 27; July 4, 202525-01229S</div></div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2671 NC Division Probate IN RE: ESTATE OF ELLEN M. STUKE-HANN Deceased.</div> <div><p>The administration of the estate of Ellen M. Stuke-Hann, deceased, whose date of death was July 12, 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27th, 2025.</p><div><div>Personal Representative:</div><div>Maureen D. Bellardino 21246 Marigold Avenue Port Charlotte, Florida 33952</div><div>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 27; July 4, 202525-01232S</div></div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2326-NC Twelfth Judicial Circuit IN RE: ESTATE OF LAWRENCE M. GREENE, Deceased.</div> <div><p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p><p>You are hereby notified that an Order of Ancillary Summary Administration has been entered in the estate of Lawrence M. Greene, deceased, Case No.: 2025-CP-2326-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34237; that the decedent's date of death was September 18, 2023, and whose social security number is xxx-xx-4972; that the total value of the estate is approximately \$10,000.00, and that the name and address of those to whom it has been assigned by such order is:</p><p>Cynthia R. Greene 3310 N. Leisure World Blvd. Apt. 407 Silver Spring, Maryland 20906 ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>All creditors of the decedent and persons having claims or demands against decedent's estate 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 LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><div><div>Petitioner:</div><div>Cynthia R. Greene 3310 N. Leisure World Blvd. Apt. 407 Silver Spring, Maryland 20906 Christopher J. Fowler (FL Bar #104085) Jared T. Coldiron (FL Bar #1020502) Attorney for Petitioner Primary Email: cfowler@nhslaw.com Secondary Email: tpayne@nhslaw.com Norton, Hammersley, Lopez & Skokos, P.A. 1819 Main Street, Suite 610 Sarasota, Florida 34236 Telephone: (941) 954-4691 June 27; July 4, 202525-01243S</div></div></div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No: 2025 CP 002546 NC IN RE: ESTATE OF ARTURAS MISURENKOVAS. Deceased</div> <div><p>The administration of the estate of Arturas Misurenkovas, 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 Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER</p></div>	<div>OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p></div>	<div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><div><div>Personal Representative:</div><div>Linas Misurenkovas 22181 Pine Gardens Trail Sarasota, FL 34231</div><div>Attorney for Personal Representative: Jerome Levin, Esq Florida Bar Number: 0213594 1432 1st St., Sarasota, FL 34236 Telephone: 941-953-5300 E-Mail: JLevin@LevinMediation.com June 27; July 4, 202525-01226S</div></div></div>
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<div>FIRST INSERTION</div> <div>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2025 CA 002797 NC DIVISION: A</div> <div><p>Selene Finance LP Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jose Betancourt a/k/a Jose Amable Betancourt a/k/a Jose A. Betancourt, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al. Defendant(s).</p><p>TO: Unknown Heirs, Devisees, Grant-ees, Assignees, Creditors, Lienors, and Trustees of Jose Betancourt a/k/a Jose Amable Betancourt a/k/a Jose A. Be-</p></div>	<div>tancourt, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</div> <div><p>YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-close a mortgage on the following real property, lying and being and situated in Sarasota County, Florida, more particularly described as follows:</p><p>THE WEST 34 FEET OF LOT</p></div>	<div>6, AND THE EAST 24 FEET OF LOT 7, BLOCK G, A REPLAT OF PART OF LORRAINE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 67, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</div> <div><p>more commonly known as 2542 22nd Street, Sarasota, FL 34234. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p></div>	<div>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.</div> <div><p>WITNESS my hand and seal of this Court on the 19 day of June, 2025.</p><p>Karen E. Rushing Circuit and County Courts (SEAL) By: G. Kopinsky Deputy Clerk</p></div> <div><div>25-332778 FC01 SLE June 27; July 4, 202525-01209S</div></div>
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Business Observer

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--- ACTIONS / SALES ---

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025-CA-001463 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST, Plaintiff, v. GARY ANDREW BARSHAW; et al, Defendant(s). To the following Defendant(s): GARY ANDREW BARSHAW (Last Known Address: 1018 GUN CLUB RD, SARASOTA, FL 34232) UNKNOWN SPOUSE OF GARY ANDREW BARSHAW (Last Known Address: 1018 GUN CLUB RD, SARASOTA, FL 34232) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the</p>	<p>following described property: THE WEST 149 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE NORTHERLY ALONG THE 1/4 SECTION LINE 180 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ON SAID LINE 86.4 FEET; THENCE E. AND PARALLEL TO THE SOUTH LINE OF SAID SW 1/4 OF THE SW 1/4 OF THE SE 1/4, 515.6 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SW 1/4 OF THE SE 1/4, 86.4 FEET; THENCE WEST 515.9 FEET TO THE POINT</p>
June 27; July 4, 202525-01213S	

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 000005 NC PLANET HOME LENDING, LLC, Plaintiff, vs. SARAH JAYNE ONEY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2025, and entered in 2024 CA 000005 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and SARAH JAYNE ONEY; UNKNOWN SPOUSE OF SARAH JAYNE ONEY are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on July 18, 2025, the following described property as set forth in said Final Judgment, to wit: LOT(S) 27, BLOCK 1441, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p>	<p>4239 BELLADONNA AVE, NORTH PORT, FL 34286 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 23 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/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 23-148752 - MiM June 27; July 4, 202525-01240S</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2023 CA 008799 NC DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2005-4, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2005-4, Plaintiff, vs. GARY L. CLAXTON; ASSET ACCEPTANCE, LLC; Defendants NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered May 28, 2025, and entered in Case No. 2023 CA 008799 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for SARASOTA County, Florida. DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2005-4, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2005-4, is Plaintiff and GARY L. CLAXTON; ASSET ACCEPTANCE, LLC., are defendants. Karen E. Rushing, Clerk of Circuit Court for SARASOTA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.sarasota.realforeclose.com at 9:00 a.m., on the 27TH day of OCTOBER, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 14, BLOCK C, OF GREEN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 68 AND 68A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceed-</p>	<p>ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwozedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 23rd day of June, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH18346-23/sap June 27; July 4, 202525-01236S</p>

FIRST INSERTION	
<p>OF BEGINNING; LESS THE WEST 25 FEET FOR ROAD EASEMENT AND SOUTH 20 FEET FOR ROAD EASEMENT, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 1018 GUN CLUB RD, SARASOTA, FL 34232 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 July 28, 2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p>	<p>This notice is provided pursuant to Administrative Order No. 2010-08 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 18 day of June, 2025. KAREN E. RUSHING As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk June 27; July 4, 202525-01213S</p>

FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2020 CA 000023 NC DIVISION: C Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates Series 2006-PRI Trust Plaintiff, -vs.- GARY R. DUVAL; CHERYL L. DUVAL; UNKNOWN PARTIES IN POSSESSION #1 whose name is fictitious to account for parties in possession Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2020 CA 000023 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Wells Fargo Bank, N.A. as Trustee for WaMu Mortgage Pass-Through Certificates Series 2006-PRI Trust, Plaintiff and Gary R. Duvall a/k/a Gary Duvall are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on August 22, 2025, the following described property as set forth in said Final Judgment, to-wit: THE SOUTHEASTERLY 31.34 FEET OF LOT 1187 AND THE NORTHWESTERLY 44.52 FEET OF LOT 1186, OF VEN-</p>	<p>ICE GARDENS UNIT NO. 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 10 AND 10-A, 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 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 20-324418 FC01 SPS June 27; July 4, 202525-01203S</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2025 CC 003957 NC COREY'S LANDING ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JEAN W. YESSIN AND RUDY YESSIN, AS CO-TRUSTEES OF THE JEAN W. YESSIN REVOCABLE TRUST UNDER AGREEMENT DATED THE 28TH DAY OF APRIL, 2003, IF LIVING AND IF DECEASED, ANY SUCCESSOR TRUSTEES OF THE JEAN W. YESSIN REVOCABLE TRUST UNDER AGREEMENT DATED THE 28TH DAY OF APRIL, 2003; JEAN W. YESSIN REVOCABLE TRUST UNDER AGREEMENT DATED THE 28TH DAY OF APRIL, 2003; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, Defendants. TO: JEAN W. YESSIN and RUDY YESSIN, AS CO-TRUSTEES OF THE JEAN W. YESSIN REVOCABLE TRUST UNDER AGREEMENT DATED THE 28TH DAY OF APRIL, 2003, IF LIVING AND IF DECEASED, ANY SUCCESSOR TRUSTEES OF THE JEAN W. YESSIN REVOCABLE TRUST UNDER AGREEMENT DATED THE 28TH DAY OF APRIL, 2003; and JEAN W. YESSIN REVOCABLE TRUST UNDER AGREEMENT DATED THE 28TH DAY OF APRIL, 2003 The property herein described is as follows: Lot 63, COREY'S LANDING, as per Plat thereof recorded in Plat Book 33, Page 11, of the Public Records of Sarasota County, Florida. With an address of: 3555 Mistletoe Lane, Longboat Key, Florida 34228. YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien</p>	<p>has been filed and commenced in this court by the Plaintiff, COREY'S LANDING 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 Lobeck & Rowe, PA, 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 19 day of June, 2025. KAREN E. RUSHING Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk Attorney for Plaintiff: MICHELLE A. ROWE, ESQUIRE Florida Bar No. 0036605 JOHN PAUL JABRO, ESQUIRE Florida Bar No. 1049661 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 / Fax: (941) 951-1469 Designated E-Mail Addresses: Primary: mrowe@lobeckrowe.com Secondary: jjabro@lobeckrowe.com Tertiary: enicholson@lobeckrowe.com Attorneys for Plaintiff, COREY'S LANDING ASSOCIATION, INC. June 27; July 4, 202525-01224S</p>

FIRST INSERTION	
<p>NOTICE OF FORFEITURE COMPLAINT IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2025 CA 000240 NC IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY: PAXFUL, INC. ACCOUNT UID# 4639780 CONTAINING MULTIPLE CYRPTOCURRENCY TOKENS TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY. Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA"), the Sarasota Police Department, and the Florida Department of Law Enforcement (FDLE) seized the above-described property. The Court has issued an Order Finding Probable Cause. All Persons or entities</p>	<p>who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than July 20, 2025. Failure to file your defenses will result in a default being entered against you. 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. Lydon Schultz Assistant Attorney General Florida Bar No. 126615 Office of the Attorney General 3507 E. Frontage Road, Suite 150 Tampa, FL 33607 (813) 233-2880 June 27; July 4, 202525-01212S</p>

FIRST INSERTION	
<p>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 006013 NC DK Phenix Investments LLC, a Florida Limited Liability Company, Plaintiff, vs. Joshua Unger, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 006013 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein DK Phenix Investments LLC, a Florida Limited Liability Company is the Plaintiff and Joshua Unger; Admirals Walk Condominium Association, Inc.; BB Plumbing, LLC; Battle-Skin LLC are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 23rd day of July, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 104, BUILDING 20, ADMIRALS WALK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF,</p>	<p>AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005102528, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA. TAX ID: 0094000066 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 24th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F02080 June 27; July 4, 202525-01241S</p>

FIRST INSERTION	
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case No.: 25CC002039SC JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DANIEL J. MCAVOY; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; YOU ARE HEREBY NOTIFIED that an action for foreclosure in connection with the following described property in Sarasota County, Florida: Lot 8, Block 2628, 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 21, Page 13, of the Public Records of Sarasota County, Florida. Commonly Known As: 6966 Roslyn Court, North Port, FL 34287 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, 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 seal of this Court June 18, 2025. KAREN E. RUSHING, CLERK OF COURT (SEAL) G. Kopinsky Deputy Clerk June 27; July 4, 202525-01208S</p>	

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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Legals.BusinessObserverFL.com

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

VIEW 2025-072




ACTIONS / SALES

FIRST INSERTION		FIRST INSERTION			
<p>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</p>	<p>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 August 22, 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</p>	<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2024-CA-005480-NC U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2022-5, Plaintiff, v. MDBG HOLDINGS LLC, a Florida limited liability company; DAMARIS DE LA PORTILLA, an individual, and UNKNOWN TENANT IN POSSESSION #1, Defendants. NOTICE IS HEREBY GIVEN that on August 26, 2025, at 9:00 a.m. at sarasota.realforeclose.com, the Clerk of this Court will offer for sale to the</p>	<p>following described real property: Lot 17, Block 1765, 34TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Page 18, of the Public Records of Sarasota County, Florida. Commonly known as: 3477 Vivian Road, North Port, FL 34288. Together with: all of the rights and benefits of the Mortgagor under any present or future leases and agreements relating to the Property, including, without limitation, rents, issues and profits, or the use or occupancy thereof, together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Mortgagor of any kind arising thereunder (the</p>	<p>The aforesaid sale will be made pursuant to the Final Judgment entered in Case No.: 2024-CA-005480-NC in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida. Any person claiming an interested in the surplus from the sale, if any other than the property owner as of the date of 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</p>	<p>than seven (7) days; if you are hearing or voice impaired, call 711. Respectfully submitted this 28th day of May, 2025. /s/ Jennifer L. Bridges Jennifer L. Bridges Florida Bar No. 0072333 Primary Email: gbridges@burr.com Secondary Email: nwmosley@burr.com Secondary Email: acape@burr.com Brett S. Stroze Florida Bar No. 1049718 Primary email : bstroze@burr.com Secondary Email: lloving@burr.com BURR & FORMAN LLP 200 S. Orange Avenue, Suite 800 Orlando, FL 32801 Telephone: (407) 540-6600 Facsimile: (407) 540-6601 Attorneys for Plaintiff June 27; July 4, 2025 25-0102S</p>

LOT 29, WELLINGTON CHASE, UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 48, 48B, 48C AND			
Dated this June 19, 2025			
By: /s/ Jennifer M. Scott			
Jennifer M. Scott			
Attorney for Plaintiff			
246300/2324557/CMP			
June 27; July 4, 2025			
25-01204S			

FIRST INSERTION	
<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>Case No. 2020-CA-005164-NC</p> <p>PETER L. BARTOLOTTA and EILEEN BARTOLOTTA, Plaintiffs, v.</p> <p>DENISE HAYWARD; and UKNOWN TENANT(S) IN POSSESSION, Defendants.</p> <p>NOTICE IS HEREBY GIVEN, pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in Case No. 2020-CA-005164-NC, in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein PETER</p>	<p>the Public Records of Sarasota County, Florida.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County 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.</p>
<p>MEDINA A/K/A VICENTE Z. MEDINA, DECEASED; CECILIA VINCENT; MICHELLE MARIA MEDINA; ALL UNKNOWN PARTIES CLAIMING INTERESTS</p>	
FIRST INSERTION	
<p>NOTICE OF ACTION</p> <p>TERMINATION OF PARENTAL RIGHTS</p> <p>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY</p> <p>CASE NO. 2024DP000204NC</p> <p>IN THE INTEREST OF:</p> <p>Lucas Jackson 7/9/2013</p> <p>Dylan Jackson 4/6/2016</p> <p>Logan Jackson 6/15/2017</p> <p>Declan Jackson 12/5/2019</p> <p>Minor Children</p> <p>TO: David Jackson, address unknown</p> <p>YOU ARE HEREBY NOTIFIED</p>	<p>(RESIDENCE UNKNOWN)</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>Lot 3, Block C, E.A. Smith's Re-</p> <p>that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.J. born on 7/9/2013. You are hereby commanded to appear on July 30, 2025, at 10:00 AM before the Honorable Andrea McHugh at the Sarasota Courthouse, 2000 Main Street Courtroom 6B Sarasota, FL 34237, for an ADVISORY HEARING.</p> <p>FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO</p>
<p>THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota,</p>	
<p>KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk</p> <p>June 27; July 4, 2025 25-01214S</p>	
<p>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.</p> <p>6/18/2025</p> <p>Karen E. Rushing, Clerk of Circuit Court Sarasota County, Florida (SEAL) By: C. Flynn Deputy Clerk</p> <p>June 27; July 4, 11, 18, 2025 25-01210S</p>	

Lot 32, Block 460, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof recorded in Plat Book 12, Pages 21 and 21A through 21S of			
WITNESS MY HAND and seal on June 19, 2025.			
/s/ Tamsen Hays			
Tamsen Hays, Esq.			
Florida Bar No. 44126			
Wotitzky, Wotitzky & Young, P.A.			
1107 West Marion Avenue, Unit 111			
Punta Gorda, FL 33950			
(941) 639-2171; Fax (941) 639-8617			
thays@wotitzkylaw.com			
donna@wotitzkylaw.com			
Attorneys for Plaintiffs			
June 27; July 4, 2025			
25-01205S			

FIRST INSERTION		MARIA DELMONTE, AND UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNMENTS, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNIE LOIS GIBBS, et al.,	
<p>RE-NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p>CASE NO.: 2024-CA-001414 NC</p> <p>U.S. BANK, NATIONAL ASSOCIATION SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4,</p>	<p>TIMOTHY DUNBAR; THEODORE GIBBS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Karen Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at, 9:00 AM on the 22ND day of July 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 17, BLOCK 887, 20TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 8, 8A THROUGH 8K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA</p> <p>PROPERTY ADDRESS: 3589 N CHAMBERLAIN BLVD, NORTH PORT, FL 34208</p>	<p>TENANTS/OWNERS, Defendants.</p> <p>Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 25, 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:</p> <p>LOT 9, BLOCK A, SOUTH HIGHLAND SUBDIVISION, ACCORDING PLAT THEREOF AS RECORDED IN PAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA</p> <p>and commonly known as: 1849 GLEN</p>	
		  vs 	
		<p>This is <u>not</u> about “newspapers vs the internet”.</p>	

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2024-CA-005480-NC U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2022-5, Plaintiff, v. MDBG HOLDINGS LLC, a Florida limited liability company; DAMARIS DE LA PORTILLA, an individual, and UNKNOWN TENANT IN POSSESSION #1, Defendants.			
NOTICE IS HEREBY GIVEN that on August 26, 2025, at 9:00 a.m. at sarasota.realforeclose.com, the Clerk of this Court will offer for sale to the highest bidder for cash in accordance with Section 45.031, Fla. Stat., the			

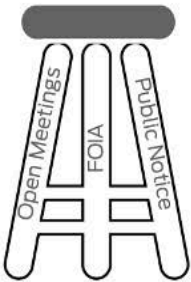
FIRST INSERTION			
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2025 CA 002989 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF VICENTE ZEQUEIRA A/K/A VICENTE MANUEL ZQUEIRA A/K/A VICENTE ZEQUEIRA MEDINA A/K/A VICENTE Z. MEDINA, DECEASED; CECILIA VINCENT; MICHELLE MARIA MEDINA; ALL UNKNOWN PARTIES CLAIMING INTERESTS</p>	<p>BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMIGN TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI- TORS, LIENORS AND TRUSTEES OF VICENTE ZEQUEIRA A/K/A VICEN- TE MANUEL ZQUEIRA A/K/A VI- CENTE ZEQUEIRA MEDINA A/K/A VICENTE Z. MEDINA, DECEASED (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: Lot 3, Block C, E.A. Smith's Re-</p>	<p>subdivison, according to plat thereof as recorded in Plat Book 1, Page 63, of the Public Records of Sarasota County, Florida. a/k/a 1920 9th St, Sarasota, FL 34236 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, upon Kelley Kro- nenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, Florida 33324, on or before July 28, 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 de- manded in the complaint. This notice is provided pursuant to Ad-</p>	<p>ministrative 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 Of- fice, 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 19 day of June, 2025. KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk June 27; July 4, 2025 25-01214S</p>

FIRST INSERTION			
<p>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY CASE NO. 2024DP000204NC IN THE INTEREST OF: Lucas Jackson 7/9/2013 Dylan Jackson 4/6/2016 Logan Jackson 6/15/2017 Declan Jackson 12/5/2019 Minor Children TO: David Jackson, address unknown YOU ARE HEREBY NOTIFIED</p>	<p>that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.J. born on 7/9/2013. You are hereby commanded to appear on July 30, 2025, at 10:00 AM before the Honorable Andrea McHugh at the Sarasota Courthouse, 2000 Main Street Courtroom 6B Sarasota, FL 34237, for an ADVISORY HEARING.</p> <p>FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO</p>	<p>THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota,</p>	<p>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.</p> <p>6/18/2025</p> <p>Karen E. Rushing, Clerk of Circuit Court Sarasota County, Florida (SEAL) By: C. Flynn Deputy Clerk</p> <p>June 27, July 4, 11, 18, 2025</p> <p>25-01210S</p>

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 20, 2025.</div> <div>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) 447-2800 Fax: (941) 487-2801 E-Mail: tmonfils@lawnav.com Secondary E-Mail: srocha@lawnav.com June 20, 27, 202525-01157S</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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 SARA-SOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221 1, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: Friday, June 20, 2025.</div> <div>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, 202525-01161S</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 20, 2025.</div> <div>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, 202525-01182S</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No: 2025CP002571SC Division: Probate IN RE: ESTATE OF JAMES WEARP Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 20, 2025.</div> <div>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, 202525-01186S</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 20, 2025.</div> <div>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@elderlegalfll.com Secondary E-Mail: pollyb@elderlegalfll.com June 20, 27, 202525-01192S</div>
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<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002288 SC Division PROBATE IN RE: ESTATE OF DENNIS ALFRED CORNELIUS A/K/A DENNIS A. CORNELIUS Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002217 NC Division Probate IN RE: ESTATE OF RUTH POLNYJ Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</div>
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<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</div>
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SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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PUBLIC SALES / ESTATE ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 997 Center Road Venice, FL 34292, 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, 202525-01158S	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, 202525-01179S	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.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, 202525-01171S	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, 202525-01140S	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, 202525-01178S

SECOND INSERTION	SECOND INSERTION
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 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, 202525-01143S	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, 202525-01144S

SECOND INSERTION	SECOND 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 BENNETTI 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 BENNETTI, 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 June 20, 27, 202525-01177S	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 BENNETTI 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 BENNETTI, 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 June 20, 27, 202525-01177S

THIRD INSERTION	THIRD 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, 202525-01123S	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, 202525-01123S

SECOND INSERTION	SECOND INSERTION	SECOND 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 DEATH IS 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: twiess@farr.com June 20, 27, 202525-01189S	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 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 DEATH IS 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: 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: nearson@williamsparker.com June 20, 27, 202525-01147S	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 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 DEATH IS 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, 202525-01199S

SECOND INSERTION	SECOND INSERTION	SECOND 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 DEATH IS 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, 202525-01168S	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 DEATH IS 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, 202525-01168S	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 DEATH IS 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, 202525-01199S

SALES

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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 JANSSEN & SONS INSULATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.</p> <p>To the following Defendant(s): THOMAS FAVA, FINANCIAL SERVICES MANAGER GILFSIDE SUPPLY DBA KIMAL LUMBER (RESIDENCE UNKNOWN)</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p>	<p>a/k/a 5550 Gilroy Ave, North Port, FL 34228</p> <p>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.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County 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.</p> <p>WITNESS my hand and the seal of this Court this 12 day of June, 2025.</p> <p>KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk</p> <p>June 20, 27, 2025 25-01175S</p>

SECOND INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>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),</p> <p>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 fore-closed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>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.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel</p>	<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County 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.</p> <p>WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 12 day of June, 2025.</p> <p>KAREN E. RUSHING CLERK OF THE CIRCUIT COURT BY: GLEN KOPINSKY DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-251911</p> <p>June 20, 27, 2025 25-01176S</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>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).</p> <p>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).</p> <p>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:</p> <p>LOT 9, BLOCK 598, EIGHTEENTH ADDITION TO PORT</p>	<p>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.</p> <p>Property Address: 3162 IRMA ST, NORTH PORT, FL 34291</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County 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.</p> <p>Dated this 17 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>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</p> <p>June 20, 27, 2025 25-01197S</p>

SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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.</p> <p>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 on-line 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:</p> <p>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.</p>	<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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.</p> <p>/s/ Michael S. Provenzale Michael S. Provenzale FBN 0056834 Allison H. Gray FBN 1050244 LOWNDES, DROSICK, 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</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 2025-CP-000612-SC Division SARASOTA IN RE: ESTATE OF ALBERT TIMOTHY CROWLEY Deceased.</p> <p>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.</p>	<p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>

<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2023 CA 008094 NC DIVISION: A</p> <p>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC, Plaintiff, vs. JUDITH LYNN BURKE, et. al., Defendants.</p> <p>NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on May 29, 2025 in the</p>	<p>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:</p> <p>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.</p> <p>Property Address: 3773 Eagle Hammock Drive, Sarasota, FL 34240.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM</p>
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<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>Case #: 2024 CA 004397 NC DIVISION: A</p> <p>Wells Fargo Bank, N.A.</p> <p>Plaintiff, -vs.-</p> <p>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 Gregory M. Sabo; Cindy Brumm Rogers a/k/a Cynthia B. Rogers; Skyler Lee Brumm a/k/a Skyler L. Brumm; Tristan Lee</p>	<p>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</p>
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SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2024-CA-000574 FLAGSTAR BANK, N.A., Plaintiff, v. JENNIFER J. SKIPPER, et al., Defendants.</p> <p>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:</p> <p>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.</p> <p>Property Address: 1003 Gantt Ave, Sarasota, FL 34232</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as</p>	<p>unclaimed.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County 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.</p> <p>SUBMITTED on this 17th day of June, 2025.</p> <p>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</p>

SECOND INSERTION	
<p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S</p>	<p>DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is 6/20/25</p> <p>Personal Representative: David S. Crowley 402 Steeplechase Ct. Deptford, New Jersey 08096</p> <p>Attorney for Personal Representative: Teresa K. Bowman, Esq.</p> <p>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</p> <p>June 20, 27, 2025 25-01201S</p>

<p>THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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</p>	<p>the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated: June 11, 2025</p> <p>/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@qpwbllaw.com E-mail: kchurch@qpwbllaw.com Attorney for Plaintiff FL-003855-23</p> <p>June 20, 27, 2025 25-01148S</p>
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SECOND INSERTION	
<p>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).</p> <p>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:</p> <p>THE SOUTHEASTERLY 1/2 OF LOT 9327, ALL OF LOTS 9328, AND 9329, SOUTH VENICE,</p>	<p>UNIT NO 33, AS RECORDED IN PLAT BOOK 6, PAGE 87, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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.</p> <p>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 FCO1 WEQ</p> <p>June 20, 27, 2025 25-01174S</p>

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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

W119227-V2P

--- ACTIONS ---

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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</p>	<p>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</p>

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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</p>	<p>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</p>

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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</p>	<p>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; 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</p>

SECOND INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE BY PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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</p>	<p>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 June 20, 27, 2025 25-01166S</p>

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.

10/02/27-V25

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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</p>	<p>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</p>

SECOND INSERTION	
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE BY PUBLICATION IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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 Langer 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</p>	<p>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</p>

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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</p>	<p>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</p>