

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 300 N Tamiami Trl Osprey, FL 34229 7/24/2025 at 2:00pm Paul Stevens Household goods The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 4, 11, 202525-01271S	

FIRST INSERTION	
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 8901 S Tamiami Trail, Sarasota, FL, 34238 Christopher Thomas- Fan, shoes, clothes, cookware. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. July 4, 11, 202525-01303S	

FIRST INSERTION	
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 2590 17th Street, Sarasota, FL, 34234 Jared Taylor 00615 Clothes, jean, pants, work shoes, hack saw, duffel bag, bicycle, misc sneakers, bags. Cynthia Kretschmar-plastic bags with items. James Booker-Washer and dryer Maytag, table lights, air mattress and pump, kids bicycle with toys, dresser, tote boxes, electrical key board, trash can, clothes. Francisco DeJesus - Stackable washer and dryer, dining room chairs, xbox equipment, household items, suitcase, entertainment center, boxes, mirror, cooler. Robert Rutledge- mattress and box spring, tote, misc kitchen items, flat screen tv, Disney Kona kids bed frame, dresser. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. July 4, 11, 202525-01301S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a online auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2255 N. Washington Blvd. Sarasota, FL. 34234. July 24th, 2025 at 10:00AM Lakeisha Nunn Living room furniture Bedroom furniture Kitchen ware Lillie Redmond Bed, clothes, shoes, Boxes totes Rosemary Brown 2 couches, 2 chairs, boxes, tv, bed set, dresser. Rebecca Phillips tools Haykell J. Lindo Suazo Tools, boxes Bernadette Darabseh Household Items Nikea Morgan 2 Queen size bed / 2 twin beds / dresser / TV / clothes Veronica Perry Furniture, Bed frames, and boxes 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. July 4, 11, 202525-01262S	

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 TrueApex Homes located at 8437 Red Coach Ave in the City of North Port, Sarasota County, FL 34291 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of June, 2025. Empire Builders & Remodeling LLC July 4, 202525-01264S	

FIRST INSERTION	
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 335 South Beneva Road, Sarasota, FL, 34232 Dawn Madrigal- Clothing, Totes, Plastic Bags, Beach Bag. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. July 4, 11, 202525-01302S	

FIRST INSERTION	
PUBLIC NOTICE OF SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4173 Clark Road Sarasota, FL 34233 on 07/24/2025 at 10:00am Keith Catozza Furniture Greg Riley Boxes Kindle Fletcher Full house of furniture, decor clothes, jewelry 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. July 4, 11, 202525-01304S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 997 Center Rd. Venice Fl. 34292, 7/24/25 at 10:00 A.M. Gerald Oriol Jr 2 queen size beds, tv, nightstand, some clothes, no couches, no dining tables, no boxes Jason Villareale 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. July 4, 11, 202525-01269S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5005 Englewood Road, Venice, FL 34293 Date: 07/24/2025 Time: 10.30am Sean Dayton Furniture James Buckley Home goods. Furniture, holiday decorations 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. July 4, 11, 202525-01260S	

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 4 Ever Young, M.D. located at 2800 S. Tamiami Trail in the City of Sarasota, Sarasota County, FL 34239 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of June, 2025. Doctor Rx Weight Loss, LLC July 4, 202525-01288S	

FIRST INSERTION	
Notice of Public Sale: The LockUp Self Storage at 845 N. Tamiami Trail, Nokomis, FL 34275 will sell the contents of the following unit to satisfy a lien to the highest bidder on July 23rd, 2025 by 11am, at www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #1320-Denise Watson - leather couch with lounge, dresser, nightstands, mattress, lamps, mirrors, grill, bins, boxes and bags with personal effects. July 4, 11, 202525-01293S	

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Suncoast Apprenticeship Academy located at 6650 Professional Parkway W, Suite 102, in the City of Sarasota, Sarasota County, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of July, 2025. Building Industry Institute, INC. John Carlson July 4, 202525-01300S	

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 Gulf Coast Senior Transitions Real Estate located at 935 N BENEVA STE 801-51571, in the County of Sarasota in the City of SARASOTA, Florida 34232 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at SARASOTA, Florida, this 25th day of June, 2025. Gulf Coast Senior Transitions LLC July 4, 202525-01259S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4029 Bee Ridge Road Sarasota, FL 34233 on 07/24/2025 at 10:00am Sheila Walker boxes of clothes /3 dressers 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. July 4, 11, 202525-01270S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Life Storage 2201 Fruitville Rd. Sarasota, FL 34237, 07/24/2025 10:00AM Brittany Lance Home furniture Byron Avila Moscoso Construction Materials 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. July 4, 11, 202525-01261S	

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 Venice Vibes located at 1965 S Tamiami Trail, Suite A in the City of Venice, Sarasota County, FL 34293 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of June, 2025. KM Restaurant Concepts LLC July 4, 202525-01250S	

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 Excite Promotions located at 6601 S Tamiami Trl #214 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 1st day of July, 2025. Michael Ferreira July 4, 202525-01296S	

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 Ross & Mojica Law Group located at 871 Venetia Bay Blvd., Ste. 300B 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 1st day of July, 2025. Ross & Mojica Law Group, PLLC July 4, 202525-01299S	

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 Purple Elephant Plant Company, located at 3360 Bonita Drive, in the City of Venice, County of Sarasota, State of FL, 34292, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 27 of June, 2025. TOLTEC TROPICALS LLC 3360 Bonita Drive Venice, FL 34292 July 4, 202525-01274S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 6200 Edgelake Dr. Sarasota, FL 34240 Auction Date: 07/24/2025 Time of Sale: 10:00 AM Tenant: Becky Brodtkorb Description of Property: Decorations, totes, outside tables Tenant: James Dubach Description of Property: Household items Tenant: Dylan Terrill Description of Property: Clothes, shoes, skateboard Tenant: Gretchen Whitefield Description of Property: HOME GOODS July 4, 11, 202525-01286S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Auction on 7/24/2025 10 a.m. 3000 South Tamiami Trail Venice FL 34293 Mark Wallingford small personal items-bicycle-household items and tools 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. July 4, 11, 202525-01285S	

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 Pine Road Tutoring located at 402 Pine Rd in the City of Nokomis, Sarasota County, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of June, 2025. Nathaniel Thomas July 4, 202525-01276S	

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 Chantel Ray Team located at 6330 Hollywood Blvd 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 1st day of July, 2025. Chantel Ray Finch July 4, 202525-01297S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 19430 Times Circle, Venice, FL 34292 on 07/24/2025 at 11:00am John Hawrey Household goods The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 4, 11, 202525-01307S	

FIRST INSERTION	
FICTITIOUS NAME NOTICE Notice is hereby given that 75 S TUTTLE AVE LLC, OWNER, desiring to engage in business under the fictitious name of YOWASH LINEN located at 75 S TUTTLE AVE, SUITE 2, SARASOTA, FLORIDA 34237 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 4, 202525-01273S	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 7/24/2025 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:	
Unit 3131 Unit 3230	Monica Wideman Sonny Jenkins
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.	
Please contact the property with any questions (941) 893-1782.	
July 4, 11, 2025	

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 the 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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting www.msticnoksadd.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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Kristen Suit District Manager July 4, 2025	25-01277S
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--- ESTATE ---			
FIRST INSERTION		FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP2752 SC Division: PROBATE IN RE: ESTATE OF ELIZABETH D. BEHNKE Deceased.</p> <p>The administration of the Estate of ELIZABETH D. BEHNKE, deceased, File No.2025 CP 2752 SC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237, Post Office Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and oth-</p>		<p>er persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</p>	
		<p>TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME 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 July 4, 2025.</p> <p>Personal Representative: JOHN D. BELANGER 677 Linden Drive, Englewood, FL 34223</p> <p>Attorney for Personal Rep. ROBERT A DICKINSON FL Bar No: 0161468 460 S. Indiana Ave. (941) 474-7600 robertdickinson@verizon.net robertadickinson2@verizon.net July 4, 11, 202525-01258S</p>	

FIRST INSERTION			
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2818 NC IN RE: ESTATE OF SANDRA L. THOMPSON Deceased.</p> <p>The administration of the estate of SANDRA L. THOMPSON, deceased, whose date of death was May 19, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</p>		<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</p>	
		<p>TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 4, 2025.</p> <p>Personal Representative: SETH A. THOMPSON 257 Corsano Drive Venice, Florida 34275</p> <p>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@elderlegalf.com Secondary E-Mail: pollyb@elderlegalf.com July 4, 11, 202525-01252S</p>	

FIRST INSERTION			
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002618-NC Division Probate IN RE: ESTATE OF CLARE BISMUTH, Deceased.</p> <p>The administration of the estate of Clare Bismuth, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Probate Court, P.O. Box 3079, Sarasota, FL, 34230. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.</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>		<p>OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER</p>	
		<p>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 July 4, 2025.</p> <p>Personal Representatives: Tiffany Murray 4639 Del Sol Blvd. Sarasota, FL 34243 Patrick Bismuth 8071 Waterbend Trail Sarasota, FL 34240</p> <p>Shumaker, Loop & Kendrick, LLP Attorney for Personal Representatives: By: Cheryl Gordon E-Mail Addresses: cgordon@shumaker.com carolg@shumaker.com Florida Bar No. 0284483 240 S. Pineapple Avenue, 9th Floor P.O. Box 49948 Sarasota, FL 34236 Telephone: 941-364-2706 July 4, 11, 202525-01306S</p>	



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

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.

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2461 Division Probate IN RE: ESTATE OF RITA M. DRAVELING Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Rita M. Draveling, deceased, File Number 2025 CP 2461; by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Attn: Probate, 2000 Main Street, Sarasota Florida; that the decedent's date of death was March 29, 2025; that the total value of the estate is \$3,044.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>NAME ADDRESS Martha Bradt 2731 Military Street Port Huron, MI 48060 Susan DiLucchio 7199 E. MN Avenue Kalamazoo, MI 49048 Mark Harrison 1202 Wall St. Port Huron, MI 48060 Philip Harrison 1335 Gannet Run Virginia Beach, VA 23451 Anita Harrison 1360 Burlington</p>	<p>Hickory Corners, MI 49060</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is July 4, 2025.</p> <p>Person Giving Notice: Susan DiLucchio 7199 E. MN Avenue Kalamazoo, MI 49048</p> <p>Attorney for Person Giving Notice: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East Bradenton, Florida 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com July 4, 11, 2025 25-01290S</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002419 NC Division Probate IN RE: ESTATE OF JAMES M. RAFTERY Deceased.</p> <p>The administration of the estate of James M. Raftery, deceased, whose date of death was July 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</p>	<p>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 July 4, 2025.</p> <p>Personal Representative: Michelle Raftery 34 Rawson Road, Unit 2 Brookline, Massachusetts 02445</p> <p>Attorney for Personal Representative: Robert T. Kleinknecht Attorney for Petitioner Florida Bar Number: 181330 Oakstone Law PL 225 Banyan Blvd., Ste 230 Naples, Florida 34102 Telephone: (239) 206-3454 E-Mail: rkleinknecht@oakstonelaw.com Secondary E-Mail: asmith@oakstonelaw.com July 4, 11, 2025 25-01267S</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003213 NC IN RE: ESTATE OF SCOTT A. HOLLAND Deceased.</p> <p>The administration of the estate of Scott A. Holland, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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</p>	<p>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. 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>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 JULY 4, 2025.</p> <p>Personal Representative: Yvonne B. Holland 2820 Castleview Dr. Pittsburgh, Pennsylvania 15227</p> <p>Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic, Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com July 4, 11, 2025 25-01283S</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002859 SC Division: Probate IN RE: ESTATE OF BEVERLY TANYA VIRGILIO Deceased.</p> <p>The administration of the estate of BEVERLY TANYA VIRGILIO, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 Tamiami Trail S., Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this 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>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. The date of first publication of this notice is July 4, 2025.</p> <p>Personal Representative: SUSAN ANN FRECH c/o Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2 Venice, FL 34285</p> <p>Attorney for Personal Representative: JULIE A. COLLINS Florida Bar Number: 0151483 Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2 Venice, FL 34285 Telephone: (941) 408-8555 Fax: (941) 408-8556 E-Mail: jcollins@staaslawgroup.com Secondary E-Mail: e-service@veniceelderlaw.com July 4, 11, 2025 25-01282S</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025 CP 002427 NC Division PROBATE IN RE: ESTATE OF EDWARD A. DANNENBERG ALSO KNOWN AS EDWARD A. DANNENBERG, JR. Deceased.</p> <p>The administration of the estate of Edward A. Dannenberg also known as Edward A. Dannenberg, Jr., deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is The Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Blvd., Sarasota, FL, 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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</p>	<p>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 July 4, 2025.</p> <p>Personal Representative: Julie Carlisle-Kane 357 S. Shore Dr. Osprey, Florida 34229</p> <p>Attorney for Personal Representative: Stacey Maloney, Esq. Attorney for Personal Representative Florida Bar Number: 1022354 The Law Office of Stacey Maloney, PLLC 1990 Main St., Ste. 750 Sarasota, FL 34236 Telephone: (941) 301-8877 E-Mail: stacey@maloneylegalfl.com July 4, 11, 2025 25-01289S</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025 CP 005141 NC IN RE: ESTATE OF LLOYD VIRGIL SAYLOR, Deceased.</p> <p>The administration of the Estate of Lloyd Virgil Saylor, deceased, whose date of death was April 6, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 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 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</p>	<p>NOTICE.</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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>The date of first publication of this notice is July 4, 2025.</p> <p>Personal Representative: Marshall Saylor c/o Bennett Jacobs & Adams, P.A. PO Box 3300, Tampa, FL 33601</p> <p>Attorney for Personal Representative: Linda Muralt, Esquire FL Bar No. 0031129 Bennett Jacobs & Adams, P.A. PO Box 3300, Tampa, FL 33601 Phone (813) 272-1400 Fax (866) 844-4703 E-Mail: LMURALT@BJA-Law.com July 4, 11, 2025 25-01268S</p>

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--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION
TERMINATION OF PARENTAL
RIGHTS**
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY
CASE NO. 2023DP000022NC
IN THE INTEREST OF:
L.H. DOB: 10/3/2016
Minor Child
TO: Ashton Heddens, address un-
known
YOU ARE HEREBY NOTIFIED
that the State of Florida, Department

of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: L.H. born on 10/3/2016. You are hereby commanded to appear on August 13, 2025, at 10:00 AM before the Honorable Andrea McHugh at the Sarasota Courthouse, 2000 Main Street Courtroom 6B Sarasota, FL 34237, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota,

Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or 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.

Karen E. Rushing,
Clerk of Circuit Court
Sarasota County, Florida
(SEAL) By: Deputy Clerk
7/1/2025
July 4, 11, 18, 25, 2025 25-01295S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO.: 2025 CA 002340
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, VS.
UNKNOWN HEIRS
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF MARK R. GLEASON,
DECEASED; et al.,
Defendant(s).
TO: Unknown Heirs Beneficiaries,
Devisees, Surviving Spouse, Grantees,
Assignee, Lienors, Creditors, Trustees,
And All Other Parties Claiming An Inter-
est By Through Under Or Against
The Estate Of Mark R. Gleason, De-
ceased
Last Known Residence: Unknown
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
property in Sarasota County, Florida:
LOTS 8822 AND 8823, SOUTH
VENICE, UNIT NO. 31, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 6, PAGE 84, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 4, 2025, 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 June 23, 2025.

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

1133-3808B
Ref# 11719
July 4, 11, 2025
25-01256S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 2025 CA 001721 SC
HOME PLANET USA REAL
ESTATE INC., a Florida corporation,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEE OR
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER, OR AGAINST
TIMOTHY M. CANN, DECEASED,
AND KNOWN HEIRS, TATYANA
CANN, TIMOTHY M. CANN II,
JULIE MADER, and STEPHEN
CANN,
Defendants.
To: THE UNKNOWN SPOUSE,
HEIRS, DEVISEES, GRANTEES, AS-
SIGNES, LIENORS, CREDITORS,
TRUSTEE OR OTHER PARTIES
CLAIMING BY, THROUGH, UNDER,
OR AGAINST TIMOTHY M. CANN,
DECEASED.
LAST KNOWN ADDRESS: UN-
KNOWN
You are notified that an action for
quiet title has been filed against you
with regard to the following property in
Sarasota County, Florida:
Lots 3948, 3949 and 3950,
SOUTH VENICE, UNIT NO. 14,

according to the plat thereof, as recorded in Plat Book 6, Page 50, of the Public Records of Sarasota County, Florida.

Parcel ID#: 0458100145

and you are required to serve a copy of your written defenses, if any to it on Jessica E. Loshin, Esq., the Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, on or before 30 days after first publication and file the original with the Clerk of this court either before service upon Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

Dated this 24 day of June, 2025.

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

July 4, 11, 18, 25, 2025 25-01257S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA CIVIL DIVISION
CASE NO. 2025-CC-002986
REYNOLDS VENTURES, INC., a
Florida corporation,
Plaintiff, vs.
WALTER B. GREEN, an individual,
UNKNOWN SPOUSE OF WALTER
B. GREEN, and VERANDA I AT
HERITAGE OAKS ASSOCIATION,
INC., a Florida not for profit
corporation,
Defendants.
TO: UNKNOWN SPOUSE OF WAL-
TER B. GREEN
5241 Mahogany Run Avenue, Unit 414
Sarasota, FL 34241-9188
YOU ARE NOTIFIED that a foreclo-
sure of Construction Lien action on the
following properties located in Sarasota
County, Florida have been filed against
you:
LEGAL DESCRIPTION
Unit 414, Building 4, VERAN-
DA I AT HERITAGE OAKS, a
Condominium according to the
Declaration of Condominium
recorded in O.R. Book 3004,
Page 44, as amended, and as per
plat thereof recorded in Con-
dominium Book 32, Page 31,
31A through 31D, of the Public
Records of Sarasota County,

Florida.
Property Address: 5241 Mahogany Run Avenue, Unit 414, Sarasota, FL 34241-9188

You are required to file written defenses with the Clerk of this Court and to serve a copy within thirty (30) days after first publication for this notice August 4, 2025, on Peter Antonelli, Esq., Attorney for Plaintiff, whose address is Roetzel & Andrews, 2320 First Street, Suite 1000, Fort Myers, Florida 33901; 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 the Court on the 23 day of June, 2025.

KAREN E RUSHING, CLERK
Clerk of the Court
(SEAL) By: G. Kopinsky
Deputy Clerk
July 4, 11, 2025
25-01254S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO.: 2025-CA-001098
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
DAVID ASSIP, et al.,
Defendants.

NOTICE is hereby given that Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will on August 5, 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:

Lot 17, Block 1507, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 15, Page 14, in the Public Records of Sarasota County, Florida.

Property Address: 5748 Gager Avenue, North Port, FL 34291

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

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

before the clerk reports the surplus as unclaimed.

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

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

SUBMITTED on this 2nd day of July, 2025.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
OF COUNSEL for Plaintiff
OF COUNSEL for:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 4, 11, 2025

25-01309S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 2025 CA 000445 NC
EF MORTGAGE, LLC,
Plaintiff, vs.
KGG RESIDENTIAL FUND INC.;
YINAN ZAHO KATSIMBRAKIS;
FLORIDA WELL SERVICES, INC.;
STUART'S EXCAVATING LLC,
Defendant(s)
NOTICE IS HEREBY GIVEN
pursuant to a Final Judgment of
Foreclosure filed May 28, 2025
and entered in Case No. 2025 CA
000445 NC, of the Circuit Court of
the 12th Judicial Circuit in and for
SARASOTA County, Florida, wherein
EF MORTGAGE, LLC is Plaintiff and
YINAN ZAHO KATSIMBRAKIS;
KGG RESIDENTIAL FUND INC.;
FLORIDA WELL SERVICES, INC.;
STUART'S EXCAVATING LLC; are
defendants. KAREN E. RUSHING,
the Clerk of the Circuit Court, will sell
to the highest and best bidder for cash
BY ELECTRONIC SALE AT: WWW.
SARASOTA.REALFORECLOSE.
COM, at 9:00 A.M., on July 29, 2025,
the following described property as set
forth in said Final Judgment, to wit:
LOT 15, BLOCK 2399, FORTY-
NINTH ADDITION TO PORT
CHARLOTTE SUBDIVISION,

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 1, 1A THROUGH 1Z, 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 sale, 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 30th day of June 2025.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01473 CSLC
July 4, 11, 2025
25-01292S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA CIVIL DIVISION
CASE NO. 2025-CC-002986
REYNOLDS VENTURES, INC., a
Florida corporation,
Plaintiff, vs.
WALTER B. GREEN, an individual,
UNKNOWN SPOUSE OF WALTER
B. GREEN, and VERANDA I AT
HERITAGE OAKS ASSOCIATION,
INC., a Florida not for profit
corporation,
Defendants.
TO: WALTER B. GREEN
5241 Mahogany Run Avenue, Unit 414
Sarasota, FL 34241-9188
YOU ARE NOTIFIED that a foreclosure
of Construction Lien action on the
following properties located in Sarasota
County, Florida have been filed against
you:
LEGAL DESCRIPTION
Unit 414, Building 4, VERANDA
I AT HERITAGE OAKS, a
Condominium according to the
Declaration of Condominium
recorded in O.R. Book 3004,
Page 44, as amended, and as per
plat thereof recorded in Con-
dominium Book 32, Page 31,
31A through 31D, of the Public
Records of Sarasota County,
Florida.

Property Address: 5241 Mahogany Run Avenue, Unit 414, Sarasota, FL 34241-9188

You are required to file written defenses with the Clerk of this Court and to serve a copy within thirty (30) days after first publication for this notice August 4, 2025, on Peter Antonelli, Esq., Attorney for Plaintiff, whose address is Roetzel & Andress, 2320 First Street, Suite 1000, Fort Myers, Florida 33901; 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 the Court on the 23 day of June, 2025.

KAREN E RUSHING, CLERK
Clerk of the Court
(SEAL) By: G. Kopinsky
Deputy Clerk
July 4, 11, 2025 25-01255S

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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.

555 Pan American Blvd. North Port, FL 34287 Sarasota		
name	unit	balance
Carylon Hunter Pitts	H15	512.45
Jerianne Larkin	G14	198.90
Marty Kurzke	DD16	1800.41
Amber Whittemore	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 Deshommes	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		
name	unit	balance
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

25-01221S



PUBLISHED 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

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

<div>SECOND 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>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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is JUNE 27, 2025. Personal Representative: GREGORY C. ROBERTS Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Attorney for Personal Representative: Robert T. Klingbeil, Jr. Florida Bar Number: 0366846 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: bob@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com June 27; July 4, 202525-01222S</div>	<div>SECOND 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>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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is JUNE 27, 2025. Personal Representative: DOUGLAS L. NEAL c/o Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Attorney for Personal Representative: Gregory C. Roberts Florida Bar Number: 0438782 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: greg@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com June 27; July 4, 202525-01223S</div>	<div>SECOND 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>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. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: JUNE 27, 2025. Monica S. Perry Personal Representative 6404 Tree Ridge Cove Brentwood, TN 37027 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>SECOND 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>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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: JOHN C. SCHULZ 855 Starflower Road Encinitas, California 92024 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>SECOND 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>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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Maureen D. Bellardino 21246 Marigold Avenue Port Charlotte, Florida 33952 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>SECOND 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>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: 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: Cynthia R. Greene 3310 N. Leisure World Blvd. Apt. 407 Silver Spring, Maryland 20906 ALL INTERESTED PERSONS ARE NOTIFIED THAT: 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Petitioner: 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@nhslslaw.com Secondary Email: tpayne@nhslslaw.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>
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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 002546 NC IN RE: ESTATE OF ARTURAS MISURENKOVAS. Deceased</div> <div>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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER</div>	<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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div>	<div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Linas Misurenkovas 22181 Pine Gardens Trail Sarasota, FL 34231 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>
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<div>SECOND 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 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. TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jose Betancourt a/k/a Jose Amable Betancourt a/k/a Jose A. Be-</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. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Sarasota County, Florida, more particularly described as follows: THE WEST 34 FEET OF LOT</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. 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.</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. WITNESS my hand and seal of this Court on the 19 day of June, 2025. Karen E. Rushing Circuit and County Courts (SEAL) By: G. Kopinsky Deputy Clerk 25-332778 FC01 SLE June 27; July 4, 202525-01209S</div>
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<div>SECOND INSERTION</div> <div>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, 202525-01242S</div>



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IV0177

ESTATE

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION						
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 2025-CP-002274-NC Division Probate IN RE: ESTATE OF CONSTANCE R. KLIER Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</p>	<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</p>	<p>TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Personal Representative: Russell P. Klier 4844 Stone Ridge Trail Sarasota, Florida 34232</p> <p>Attorney for Personal Representative: Gary W. Peal, Esquire Attorney for Personal Representative Florida Bar Number: 0438650 Berlin Patten Ebling PLLC 3700 S Tamiami Trail #200 Sarasota, Florida 34239 Telephone: (941) 954-9991 Fax: (941) 954-9992 E-Mail: gpeal@berlinpatten.com Secondary E-Mail: slindsay@berlinpatten.com June 27; July 4, 2025 25-01239S</p>	<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002941 Division Probate IN RE: ESTATE OF WILLIAM KENNETH SANVILLE Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of William Kenneth Sanville, deceased, File Number 25-CP-002941, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237; that the decedent's date of death was December 26, 2024; that the total value of the estate is \$78,500.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><tr><td>Name</td><td>Address</td></tr><tr><td>Gregory Sanville</td><td>52 Lane Road Newport City, VT 05855</td></tr></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of first publication of this Notice is June 27, 2025.</p> <p>Person Giving Notice: Gregory Sanville 52 Lane Road Newport City, Vermont 05855 Attorney for Person Giving Notice Eviana J. Dimora Anthony J. Dimora, Esquire Florida Bar Number: 0092347 Woodward, Pires & Lombardo, P.A. 606 Bald Eagle Drive, Suite 500 Marco Island, Florida 33904 Telephone Number: (239) 394-5161 adimora@wpl-legal.com June 27; July 4, 2025 25-01233S</p>	Name	Address	Gregory Sanville	52 Lane Road Newport City, VT 05855	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NUMBER: 2025-CP-001909 IN RE: ESTATE OF LOIS LUTHER Deceased.</p> <p>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.</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 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.</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 SO 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> <p>Personal Representative: Daniel W. Luther, Esq. 215 Keystone Ave., River Forest, IL 60305 Attorney for Personal Representative: Anthony J. Dimora Anthony J. Dimora, Esquire Florida Bar Number: 0092347 Woodward, Pires & Lombardo, P.A. 606 Bald Eagle Drive, Suite 500 Marco Island, Florida 33904 Telephone Number: (239) 394-5161 adimora@wpl-legal.com June 27; July 4, 2025 25-01248S</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>PROBATE DIVISION Case No. 2025 CP 003058 NC IN RE: ESTATE OF DIANE K. DREHER, Deceased.</p> <p>The Summary Administration of the Estate of Diane K. Dreher, Deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The name and address of the Petitioner and the Petitioner's attorney is 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>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> <p>Gary A. Dreher, Petitioner 421 Lansbrook Dr. Venice, Florida 34292 Erin E. LeBlanc, Esq. Florida Bar Number: 1019242 BARNES & THORNBURG LLP 4540 PGA Blvd., Suite 208 Palm Beach Gardens, Florida 33418 Telephone: (312) 214-8835 Email: erin.leblanc@btlaw.com Attorney for Petitioner June 27; July 4, 2025 25-01234S</p>
Name	Address								
Gregory Sanville	52 Lane Road Newport City, VT 05855								

SECOND INSERTION		Newport City, VT 05855		DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.			
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 2025-CP-003085-NC Division PROBATE IN RE: ESTATE OF ALBERTO ZARRALUQUI Deceased.</p> <p>The administration of the estate of Alberto Zarraluqui, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</p>		<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</p>		<p>TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 27, 2025</p> <p>Personal Representative: Alfredo Rivera 426 Vignette Way Sarasota, Florida 34240</p> <p>Attorney for Personal Representative: Teresa K. Bowman, Esq. Attorney for Personal Representative Florida Bar Number: 0021453 TERESA K BOWMAN PA 3277 Fruitville Rd., Suite D-2 Sarasota, FL 34237 Telephone: (941) 735-5200 Fax: (941) 234-0604 E-Mail: tkbowman@tkbowmanpa.com Secondary E-Mail: liz@tkbowmanpa.com June 27; July 4, 2025 25-01238S</p>		<p>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> <p>Personal Representative: Daniel W. Luther, Esq. 215 Keystone Ave., River Forest, IL 60305 Attorney for Personal Representative: Anthony J. Dimora Anthony J. Dimora, Esquire Florida Bar Number: 0092347</p>		<p>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> <p>Gary A. Dreher, Petitioner 421 Lansbrook Dr. Venice, Florida 34292 Erin E. LeBlanc, Esq. Florida Bar Number: 1019242 BARNES & THORNBURG LLP 4540 PGA Blvd., Suite 208 Palm Beach Gardens, Florida 33418</p>	

<div>FOURTH INSERTION</div>		<div>FOURTH INSERTION</div>	
<div><div>NOTICE OF ACTION FOR PETITION TO ESTABLISH PATERNITY AND TIME-SHARING OF MINOR CHILD</div><div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</div><div>CASE NO.: 2025-DR-1061 FAMILY DIVISION</div><div>KEVIN L. LAYNE, Petitioner, and NIKKI MICHELLE SANABRIA And ANGEL LOUIS SANABRIA, Respondents.</div><div>TO: ANGEL LOUIS SANABRIA, Ad- dress Unknown</div><div>YOU ARE NOTIFIED that an ac- tion to Establish Paternity and Time- Sharing of Minor Child, has been filed against you and that you are required to</div></div>		<div><div>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 ad- dress 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 immedi- ately thereafter. If you fail to do so, a de- fault may be entered against you for the relief demanded in the petition.</div><div>The action is asking the court to es- tablish paternity and time-sharing of a minor child.</div><div>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.</div><div>You must keep the Clerk of the circuit</div></div>	
<div>THIRD INSERTION</div>		<div>THIRD INSERTION</div>	
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR</div><div>SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025 CP 3051 NC</div><div>IN RE: ESTATE OF</div><div>THOMAS R. MCCARTHY Deceased.</div><div>The administration of the estate of THOMAS R. MCCARTHY, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Sara- sota 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 attor- ney are set forth below.</div><div>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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 PUBLI- CATION 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 Prop- erty Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap- ply, 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>KAREN E/ RUSHING, As Clerk of the Court (SEAL) By: G. Kopinsky as Deputy Clerk June 13, 20, 27; July 4, 2025 25-01123S</div></div>		<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR</div><div>SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025 CP 3088 NC</div><div>IN RE: ESTATE OF</div><div>PAUL G. LINGON</div><div>Deceased.</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 Sara- sota 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 attor- ney are set forth below.</div><div>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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 PUBLI- CATION 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 Prop- erty Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap- ply, 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>eviana.martin@martinlawfirm.com June 27; July 4, 2025 25-01233S</div></div>	
<div>SECOND INSERTION</div>		<div>SECOND INSERTION</div>	
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR</div><div>SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025 CP 002822</div><div>Division PROBATE</div><div>IN RE: ESTATE OF</div><div>Catherine E. Tengerdy,</div><div>Deceased.</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 Sara- sota 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 attor- ney are set forth below.</div><div>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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 PUBLI- CATION 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 Prop- erty Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap- ply, 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>25-01248S</div></div>		<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR</div><div>SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025 CP 002822</div><div>Division PROBATE</div><div>IN RE: ESTATE OF</div><div>Catherine E. Tengerdy,</div><div>Deceased.</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 Sara- sota 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 attor- ney are set forth below.</div><div>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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 PUBLI- CATION 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 Prop- erty Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap- ply, 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>25-01234S</div></div>	

<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE BY PUBLICATION IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA000655SC DEERE & COMPANY, Plaintiff, vs. C&P TREE SERVICE LLC, a Florida corporation, and COLTON FRANK CORPUS, an individual, Defendants.</p> <p>TO: DEFENDANT, COLTON FRANK CORPUS, whose last known address is: 312 E Langer St, Englewood, FL 34223 12396 Racketon Street, Port Charlotte, FL 33981</p> <p>YOU ARE NOTIFIED that an action to recover your payment obligations for</p>	<p>failure to pay amounts due under an agreement with Plaintiff has been filed against you in Sarasota County, Florida Circuit Court and you are required to serve a copy of your written defenses, if any, to it on Miles A. Archabal, Esq., (305) 347-5290, the Plaintiff's attorney, whose address is 200 S. Biscayne Blvd., Suite 1650, Miami, Florida 33131, on or before July 21, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. A copy of this Notice of Action will be published in The Business Observer for four consecutive weeks</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.</p>	<p>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 immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 10 day of June, 2025.</p> <p>KAREN E RUSHING, CLERK Clerk of the Court and Comptroller (SEAL) By: G. Kopinsky As Deputy Clerk</p> <p>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>	<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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci- fied under s. 732.2211, Florida Statutes.</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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci- fied under s. 732.2211, Florida Statutes.</p>
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ACTIONS / SALES ---

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<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 UNKNOWN TENANTS/OWNERS, Defendants.</p> <p>Notice is hereby given, pursuant to Final</p>	<p>48D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>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..</p> <p>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.</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</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 highest bidder for cash in accordance with Section 45.031, Fla. Stat., 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.</p> <p>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 "Leases"). ("Property").</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.</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 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</p>	<p>than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Respectfully submitted this 28th day of May, 2025.</p> <p>/s/ Gennifer L. Bridges Gennifer L. Bridges Florida Bar No. 0072333 Primary Email: gbridges@burr.com Secondary Email: nwmosley@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 25-01202S</p>

Judgment of Foreclosure for Plaintiff entered in this cause on February 27, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:		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.	
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	
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<div>SECOND INSERTION</div>			
<div>NOTICE OF SALE</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY,</div>		<div>the Public Records of Sarasota County, Florida.</div> <div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM</div>	
<hr/>			
<div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</div> <div>Case No.: 2025 CA 002989 NC</div> <div>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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</div>		<div>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.</div> <div>To the following Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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 (RESIDENCE UNKNOWN)</div> <div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 3, Block C, E.A. Smith's Re-</div>	
		<div>subdivision, 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</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kroenbergen, 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 demanded in the complaint.</div> <div>This notice is provided pursuant to Ad-</div>	
		<div>ministrative Order No. 2.065.</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>WITNESS my hand and the seal of this Court this 19 day of June, 2025.</div> <div>KAREN E RUSHING, CLERK</div> <div>As Clerk of the Court (SEAL) By G. Kopinsky</div> <div>As Deputy Clerk</div>	
		June 27; July 4, 2025 25-01214S	

SECOND 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>			
SECOND 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. 2023-CA-007692 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST VI-A Plaintiff, vs. LMD GROUP INVESTMENTS CORP, A FLORIDA CORPORATION, LUCRECIA DELMONTE AKA LUCRECIA MARIA DELMONTE, AND UNKNOWN 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: 1840 GLENGARY ST, SARASOTA, FL 34231; 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 12, 2025 at 9:00 A.M..</p> <p>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.</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 June 20, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff 246300/2321507D/CMP June 27, July 4, 2025</p>			
25-01225S			
SECOND INSERTION			
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2726-NC Division Probate IN RE: ESTATE OF PAUL BRODKIN, A/K/A PAUL L. BRODKIN, A/K/A PAUL LAURENCE BRODKIN, Deceased.</p> <p>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.</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</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>			
SECOND INSERTION			
<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 June 27, July 4, 11, 18, 2025</p>			
25-01210S			

BARTOLOTTA are the Plaintiffs and DENISE HAYWARD is the Defendant. Karen E. Rushing, the Clerk of Circuit Court, will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 o'clock a.m. on August 8, 2025, the following described property as set forth in the Final Judgment, to wit: Lot 32, Block 460, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Sub-division according to the Plat thereof recorded in Plat Book 12, Pages 21 and 21A through 21S of		SECOND INSERTION	
if you are hearing or voice impaired, call 711. 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	
SECOND INSERTION		SECOND INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024-CA-001414 NC US BANK NATIONAL		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	
		SECOND INSERTION	

THIRD INSERTION			
<p>NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 001166 NC SUN SHINE INN & SUITES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, Plaintiff, v. CARLO A. MARCONI, an individual, and all claimants, persons, or parties, known or unknown, claiming by, through, under or against any one or more of the above-named defendants, or claiming to have any right, title, or interest in and to the land hereafter described, Defendants.</p> <p>TO: All others claiming by, through and under CARLO A. MARCONI, an individual.</p> <p>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</p> <p>YOU ARE NOTIFIED that an action</p>			
<p>to Quiet Title and Declaratory Judgment to the following real property located in SARASOTA County, Florida:</p> <p>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</p> <p>East 15 feet for Right of Way AND the 36.4 feet, lying East of and adjacent to the West 400 ft of the N1/2, of the S1/2 of the SW ¼, of the SW ¼, of the NW ¼, Section 18, 36S, 18E, Sarasota County, Florida. (as to PARCEL 1)</p> <p>(Parcel Identification Number 2024-13-0001) (hereinafter "property" or "Property")</p> <p>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 Plain-</p>			
<p>tiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</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 on this 10 day of June, 2025.</p> <p>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</p>			
25-01151S			

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ACTIONS / SALES

SECOND 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>

SECOND 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, 2025 25-01240S</p>

SECOND 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 pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si 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, 2025 25-01236S</p>

<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, 2025 25-01203S</p>

SECOND 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; 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 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 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>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, 2025 25-01213S</p>

SECOND 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; 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 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 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, 2025 25-01224S</p>

SECOND 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, 2025 25-01212S</p>

SECOND 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, 2025 25-01241S</p>

SECOND 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, 2025 25-01208S</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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

VERBODEN