Public Notices

Business Observer

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SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / SALES ---

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 Sunshine's Commercial Cleaning located at 1631 Scarlett Avenue in the City of North Port, Sarasota County, FL 34289 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of August, 2025.

Kimberly McNulty

August 8, 2025 25-01526S

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 Sage Commercial Inspections located at 3073 Goldenrod St 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 4th day of August, 2025.

Sage Newgard

August 8, 2025 25-01530S

FIRST INSERTION

EXHIBIT "A"

BOARD OF SUPERVISORS' MEETING DATES
STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

November 13, 2025
February 12, 2026
May 14, 2026
August 13, 2026

The meetings will convene at 1:00 p.m. at 2365 Estuary Drive, Venice, FL 34292.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time, and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, Ext. 398, one week prior to the meeting. There may be occasions when one or more supervisors will participate by telephone or another remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta District Services at (321) 263-0132 Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting. Each person who decides to appeal any action taken at the meetings is advised that the 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.

Vesta District Services, District Management

August 8, 2025 25-01508S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2023-CA-005064 NC
DIVISION A CIRCUIT

FTF LENDING, LLC,
Plaintiff, vs.
BLUE INTERNATIONAL GROUP, LLC, LUCRECIA M DELMONTE, LMP GROUP INVESTMENTS CORP, DELAWARE TRUSTEE OF SMRF TRUST IV A, ANY AND ALL UNKNOWN PARTIES CLAIMING BY THROUGH UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES HEIRS DIVISEES GRANTEES OR OTHER CLAIMANTS, ANY AND ALL UNKNOWN OCCUPANTS OR TENANTS OF 3615 HIGEL AVENUE, SARASOTA, FL 34242, WILMINGTON TRUST NATIONAL ASSOC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST IV-A,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated July 24, 2025 and entered in the above styled Case Number 2023-CA-005064 NC of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, that Karen E. Rushing, Sarasota County Clerk of Court, will sell the following real property, in Sarasota County, Florida, described as:

LOTS 4 AND 5, BLOCK 26, REVISED PLAT OF SIESTA SUBDIVISION,AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 38, OFTHE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THENORTH 7.5 FEET OF VACATED ALLEY LYING ADJACENT THERETOLESS ANY PORTION OF ALLEY NEEDED FOR WIDENING OF HIGELAVENUE, AS SET FORTH IN OFFICIAL RECORDS BOOK 2056, PAGE1052, OF SAID PUBLIC RECORDS.

With an address of 3615 Higel Avenue, Sarasota, Florida 34242 Parcel ID: 2019140065, at public sale, to the highest and best bidder for cash via Internet at: www.sarasota.realforeclose.com, on September 4, 2025, at 9:00 a.m. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

LIPPES MATHIAS LLP
By: /s/ Patricia M. Dodson
PATRICIA M. DODSON
Florida Bar No. 972290
10151 Deerwood Park Boulevard
Building 300, Suite 300
Jacksonville, Florida 32256
T: (904) 660-0020
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pdodson@lippes.com
bwilliams@lippes.com
Attorneys for Plaintiff

August 8, 15, 2025 25-01544S

FIRST INSERTION

NOTICE OF SALE

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

Case No. 58-2024-CA-005804 NC
Division C

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF AMY JONES AKA AMY LEE JONES, DECEASED, PAMELA NELSON, AS KNOWN HEIR OF AMY JONES AKA AMY LEE JONES, UNKNOWN SPOUSE OF PAMELA NELSON, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 1, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT 25, BLOCK 17, SOUTH GATE, UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 55, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 2447 FOSTER LN, SARASOTA, FL 34239; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on September 30, 2025 at 9:00 A.M..

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

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

Dated this August 6, 2025

By:/s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
320250/2427169/CMP

August 8, 15, 2025 25-01545S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 2023-CA-005247 NC
DIVISION A CIRCUIT

FTF LENDING, LLC,
Plaintiff, v.
BLUE INTERNATIONAL GROUP, LLC, ANY AND ALL UNKNOWN OCCUPANTS OR TENANTS OF 7110 MANASOTA KEY ENGLEWOOD FLORIDA 34223, LUCRECIA M DELMONTE, LMD GROUP INVESTMENTS CORP, ANY AND ALL KNOWN PARTIES CLAIMING BY THROUGH UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES HEIRS DEVISEES GRANTEES OR OTHER CLAIMANTS, BANK UNTIED, N.A.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated July 9, 2025 and entered in the above styled Case Number 2023-CA-005247 NC of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, that Karen E. Rushing, Sarasota County Clerk of Court, will sell the following real property, in Sarasota County, Florida, described as:

THAT PART OF THE SOUTH 171.3 FEET OF THE NORTH 597.4 FEET OFGOVERNMENT LOT 1, SECTION 27, TOWNSHIP 40 SOUTH, RANGE 19EAST, SARASOTA COUNTY, FLORIDA, LYING WEST OF THE 66 FOOTCOUNTY ROAD AS DESCRIBED IN DEED BOOK 168, PAGE 474, OFTHE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. AND A PERPETUAL NON-EXCLUSIVE WALKING EASEMENT FOR THEBENEFIT OF THE GRANTEES, THEIR HEIRS, SUCCESSORS ANDASSIGNS, OVER THE FOLLOWING DESCRIBED LANDS LYING ANDBEING IN SARASOTA COUNTY, FLORIDA;THE SOUTH 3 FEET OF THE SOUTH 336.3 FEET OF THE NORTH 762.4FEET OF GOVERNMENT LOT 1 IN SECTION 27, TOWNSHIP 40 SOUTH,RANGE 19 EAST, FROM THE EASTERLY RIGHT-OF-WAY OF THE 66FOOT COUNTY ROAD DESCRIBED IN DEED BOOK 168, PAGE 474, OFTHE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TO THESHORES OF LEMON BAY. TOGETHER WITH THE NONEXCLUSIVE RIGHT TO USE ANY DOCKSEXTENDING EASTERLY FROM SAID EASEMENT INTO THE WATERSOF LEMON BAY SO LONG AS SUCH DOCK IS DULY AUTHORIZEDAND PERMITTED BY THE COUNTY OF SARASOTA AND/OR4FLORIDA DEPARTMENT OF EVIRONMENTAL REGULATION ASRECORDED IN OFFICIAL RECORDS BOOK 2324, PAGE 1134.

With an address of 7110 Manasota Key Road, Englewood, Florida 34223; Parcel ID: 0500020012, at public sale, to the highest and best bidder for cash via Internet at: www.sarasota.realforeclose.com, on September 4, 2025, at 9:00 a.m. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

LIPPES MATHIAS LLP
By: /s/ Patricia M. Dodson
PATRICIA M. DODSON
Florida Bar No. 972290
10151 Deerwood Park Boulevard
Building 300, Suite 300
Jacksonville, Florida 32256
(904) 660-0020 Telephone
(904) 660-0029 Facsimile
pdodson@lippes.com
bwilliams@lippes.com
Attorneys for Plaintiff

August 8, 15, 2025 25-01543S

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
A136 - James, Tyler; A153 - Schraut, Dawn; A163 - silva, Jenny; B176 - Flynn, Christine; B226 - dibble, Christopher; B227 - Hayes, Alice; C119 - Sostre, Veronica; C150 - Bryson, Danielle; C186 - Abrooke Trading, Inc. Morris, David; D101 - dibble, Christopher; D123 - Gray, Devin; E132 - Williams, Michael; E143 - Marchand, Jeremy; F107 - Traylor, Andrew; F111 - Cannova, Natalie; F116 - Hamm, Domynneak

PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
B017 - Ferebee, Erica; B055 - Vilotnik, Yaroslav; C010 - Imbarlina, Frank; GB13 - McCarthy, Lani; GD03 - Bonura, Josephine; GL05 - Lyon, Andrea; GL11 - Hubbell, Laura

PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
1044 - Pelletier, Ruth; 2042 - Waters, Steven; 2108 - Imbarlina, Francis; A312 - Fernandes, Joseph; A325 - Lawhun, Barbara

PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1145 - Hardy, Howard; 1178 - Birch and Blue LLC Donat, Ozgur; 3032 - Grindlinger, Dani; 3097 - Grimes, Michael

PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
2024 - Settelen, Jaime; 2060 - Garden Homes-Esplanade Palmer Ranch Condo Assn Inc Butler, Susan; 3159 - Sinclair, Charles; 5008 - Higgins, Paul; 5010 - Higgins, Paul

PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
3085 - Wiggins, Sharon; 3108 - Jackson, Desmond; 3140 - Lawson, Gary; P003 - Smith, Brianna

PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
B146 - Hive Schofield, Jason; B148 - Hand Man Mathew Carpenter, Karen; D206 - Eclipse Tile and Marble inc Silva, Marcosalem C; D213 - Smith, Briana; D215 - Smith, Briana; E274 - Bloodsworth, Melissa; E381 - Madey, Deborah; E399 - Stephens, Tom; E473 - Whelan, Don; E504 - Plott, Michelle; E561 - goudreau, Kimberly; E614 - Sexton, Christie; E661 - smith, lynda

PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1105 - Drayton, Lawanda; 1418 - Hilliard, Patrick; 1419 - Horn, Karen; 1426 - Perez, Jean; 2114 - Hess, Roger; 2234 - Carchidi, Lillian; 2406 - Marich, Ashley; 2540 - ODonnell, Michael; 2601 - Canneto, Anthony; 2614 - Mullins, Jennfier; 7009 - Miller, Mervin; 9014 - Perkins, Dawn

PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
4116 - Collins, Jeff; 4148 - Wilson, Vickey; 4177 - Weaver, Darlene; 6031 - Antorino, Ashly; 6037 - Thomas, Brenden; 6103 - Popolizio, Amy; 6107 - Gaines, Ashlynn; 6122 - Taylor, Latoya; 6127 - Doll, Natalie; 6229 - Lavender, Eboni; 6242 - Cieslak, Martin; 6272 - Velasquez, Sandra; 6315 - gill, michelle; 7003 - Cortez, Crystal; 7025 - Kirkland Hilgenfeldt, Sandi Lee; 7309 - Reeves, Jessica

PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1008 - Whitehead, Lea; 1101 - Stephens, Thomas; 2171 - Kondratovich, Alexandra; 2317 - Angelo, Becky; 2514 - White, Aaliyah; 2602 - Wilson, Dawn R; 3001 - Byrd, Brady; 3713 - Boyle, Kristine; 3714 - Johnson, Jennifer; 3721 - Deluka, Patrick

PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
F023 - Dodd, Brian; J008 - Lia, Nicole; Q035 - Hyman, Linda; Q042 - Chester, Vegas

PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
1150 - Haygood, Shameka; 1169 - Clark, Belinda; 1173 - Clyburn, Darryl; 1264 - Wright, Arthur; A12 - Lyons, Kelly; B02 - Johnson, Myrtis; B45 - REDDEN, TRACIE; C34 - Vannone, Stephen; C36 - Bonds, Charlie; C42 - Underwood, Adam; CC02 - Smith, Rod; D18D22 - falasiri, Navid; D27 - Phillips, Winifred; D35 - molina, Lorri; D41 - Butler, Tiffany; E18 - Bryant, Gwen p.; E22 - Lindsey, Kennelius; E25 - Yannone, Stephen; F04 - Redden, Shirley; F14 - Hayes, Mike; F40 - Williams, Shannon; G34 - vazquez, Crespina; H09 - Tyson, Damien; H36 - Jones, Ashlynn

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
1002 - Sisk, Jeffrey; 1013 - Graham, Joshua; 1105 - Dominguez, Zenaida; 1214 - Bell, Mary; 1508 - Sisk, Jeffrey; 2006 - Graham, Guadalupe; 2431 - Trauth, Michael; 3006 - Sisk, Jeffrey; 3008 - Sisk, Jeffrey; 3009 - Sisk, Jeffrey; 3011 - Sisk, Jeffrey; 3030 - Guilmette, Krystyn; 3622 - Williams, Kiana

PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
1011 - BROOKS, KRISTIN; 2736 - Hart, Jerry; 3013 - Sobczak, Macie

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

August 8, 15, 2025 25-01509S

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE OF FORFEITURE COMPLAINT
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARSOTA COUNTY, FLORIDA
Case No.: 2025 CA 003233 NC
IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY: OKX ACCOUNT UID #286608570856951808 CONTAINING MULTIPLE CRYPTOCURRENCY 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") and Sarasota County Sheriff's Office seized the above-described property. The Court has issued an Order Finding Probable Cause. All persons or entities 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 September 12, 2025. Failure to file your defenses will result in a default being entered against you.

Christopher Hunt
Assistant Attorney General
Florida Bar No. 0832601
Office of the Attorney General
The Capitol, PL-01
Tallahassee, FL 32399-1050
(850) 414-3300
August 8, 15, 2025 25-01531S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003377-NC
Division Probate
IN RE: ESTATE OF JERRY D. KUSKIN a/k/a JERRY DAVID KUSKIN Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of JERRY D. KUSKIN a/k/a JERRY DAVID KUSKIN, deceased, File Number 2025-CP-003377-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236; that the decedent's date of death was March 25, 2025; that the total value of the estate is $3,967.44 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

ELLEN EISENBERG as Successor Trustee of the Jerry D. Kuskin Revocable Trust Revocable Trust dated August 4, 2000, as subsequently amended and restated

c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 8, 2025.

Person Giving Notice:
ELLEN EISENBERG
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Person Giving Notice
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
August 8, 15, 2025 25-01542S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-003815
Division NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff, vs.
JOHN C. WEISS AKA JOHN WEISS AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 10, 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:

LOTS 16714, 16715, 16716, 16717 AND 16718, SOUTH VENICE SUBDIVISION, UNIT 63, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 40, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 2540 CARMINE ROAD, VENICE, FL 34293; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on September 16, 2025 at 9:00 A.M..

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

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

Dated this August 5, 2025
By:/s/ David R. Byars
David R. Byars
Attorney for Plaintiff
3180000/2425589/CMP
August 8, 15, 2025 25-01540S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 006395 NC
Division Probate
IN RE: ESTATE OF GABRIEL JOSEPH ROCKWELL Deceased.

The administration of the estate of Gabriel Joseph Rockwell, deceased, whose date of death was May 29, 2022, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Lisa R. Rockwell
3240 Plato Way
North Pole, Alaska 99705
Attorney for Personal Representative:
/s/ Elizabeth Bertrand
Elizabeth Bertrand, Esquire
E-mail Addresses:
elizabeth@palumbobertrand.com,
eservice@palumbobertrand.com
Florida Bar No. 97814
Palumbo & Bertrand, P.A.
2500 S. Bumby Avenue
Orlando, Florida 32806
Telephone: (407) 960-2835
August 8, 15, 2025 25-01510S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003067 NC
IN RE: ESTATE OF KATHRYN M. BIELEFELD, Deceased.

The administration of the Estate of Kathryn M. Bielefeld, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Room 102, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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: August 8, 2025.

Signed on this 29th day of July, 2025.

Thomas R. Bielefeld
Personal Representative
3205 S. Avenida Los Reyes
Tucson, AZ 85730
Samuel B. Dolcimascolo
Attorney for Personal Representative
Florida Bar No. 173057
Bush Ross, P.A.
1801 N. Highland Ave.
Tampa, FL 33602
Telephone: (813) 224-9255
Email: sdolcimascolo@bushross.com
Secondary: lsamuiloff@bushross.com
August 8, 15, 2025 25-01524S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003583-NC
Division Probate
IN RE: ESTATE OF OLIVER DANIEL OSTLANDER, Deceased.

The administration of the Estate of Oliver Daniel Ostlander, deceased, whose date of death was July 8,2025, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Lisa Ostlander
2482 West Milmar Drive
Sarasota, FL 34237
Shumaker, Loop & Kendrick, LLP
Attorney for Personal Representative:
By: David B. Heedy
E-Mail Addresses:
dheedy@shumaker.com
carolg@shumaker.com
Florida Bar No. 119196
240 S. Pineapple Avenue, 9th Floor
P.O. Box 49948
Sarasota, FL 34236
Telephone: 941-364-2794
August 8, 15, 2025 25-01541S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003795 NC
IN RE: ESTATE OF MICHAEL J. CHUKERMAN Deceased.

The administration of the estate of Michael J. Chukerman, deceased, whose date of death was May 15, 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.

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 August 8, 2025

Personal Representative:
Alina Chukerman
5014 Church St. Apt 203
Skokie, Illinois 60077
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
August 8, 15, 2025 25-01534S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE AND GUARDIANSHIP DIVISION
FILE NO. 2025-CP-003327-NC
IN THE ESTATE OF DONALD MARTIN BROWN A/K/A DONALD M. BROWN, A/K/A DONALD BROWN Deceased.

The administration of the estate of Donald Martin Brown, deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate and Guardianship Division, File Number 2025-CP-003327-NC, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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 the decedent's estate, including unmatured, contingent or unliquidated claims, 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 a creditor as specified under Section 732.2211, Florida Statutes.

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 August 8, 2025.

Personal Representative:
J.E. Brown c/o Neil W. Scott
Attorney for the
Personal Representative
Neil W. Scott FBN 402575
1800 Second Street, Suite 790
Sarasota, FL 34236
Tel. (941) 906-8555
Email address: neil@nwscott.com
Secondary email address for service:
service@nwscott.com
August 8, 15, 2025 25-01539S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 3428 SC
Division Probate
IN RE: ESTATE OF ELIZABETH M. DENNIS Deceased.

The administration of the estate of ELIZABETH M. DENNIS, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
PETER C. DENNIS
6 Larks Aire Place
The Woodlands, Texas 77381
Attorney for Personal Representative:
BRADEN H. SHARRER, ESQUIRE
Florida Bar Number: 0084674
Farr Law Firm P.A.
237 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 484-1996
Fax: (941) 497-7636
E-Mail: bsharrer@farr.com
Secondary E-Mail:
jpainchaud@farr.com
August 8, 15, 2025 25-01523S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 3954 NC
Division: Probate
IN RE: ESTATE OF MARY M. MCCARTHY, Deceased.

The administration of the estate of Mary M. McCarthy, deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

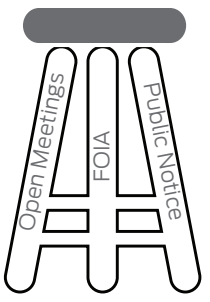
The date of first publication of this notice is August 8, 2025.

Personal Representative:
Kieran Frawley
c/o Ledbetter Cowan Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
Oksana Melnichenko, Esq.,
FL Bar No. 1059375
Email: oksana@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
August 8, 15, 2025 25-01532S

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

--- ESTATE / PUBLIC SALES ---

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 Tiny Sprout Store located at 5138 Cote du Rhone Way in the City of Sarasota, Sarasota County, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of August, 2025.

Roopa Carpenter

August 8, 2025 25-01537S

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 VERTICAL CUSTOM HOMES located at 3232 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 31st day of July, 2025.

Grant Castilow

August 8, 2025 25-01522S

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 Woodys Insurance located at 433 Boxwood 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 5th day of August, 2025.

Elmer Woody

August 8, 2025 25-01538S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003220
IN RE: ESTATE OF
GREGORY S. GILMORE
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: GREGORY S. GILMORE, File Number 2025-CP-003220.

The address of the court where this probate is pending is: Circuit Court for Sarasota County, Florida, 2000 Main St. Rm:102, Sarasota, FL, 34237.

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.

Date of death of the decedent is: 06/19/2025.

The date of first publication of this notice is: August 8, 2025

The second week of publication is August 15, 2025

Personal Representative(s):
Mike S. Gilmore
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813

August 8, 15, 2025 25-01533S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002979 NC
IN RE: ESTATE OF
JEREMIAH KOBE REYNOLDS,
Deceased.

The administration of the estate of JEREMIAH KOBE REYNOLDS, deceased, whose date of death was August 12, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 8, 2025.

TINA MARIE REYNOLDS
Personal Representative
7524 Ratan Circle
Port Charlotte, FL 33981
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com

August 8, 15, 2025 25-01514S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001159 SC
Division Probate
IN RE: ESTATE OF
ROBERT B. DOUGLAS
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of ROBERT B. DOUGLAS, deceased, File Number 2025 CP 001159 SC, by the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida, 34230; that the decedent's date of death was January 9, 2025; that the total value of the estate is $ 30,311.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JULIE ANN SCHEA
6000 Kenmore Lane
Indian Trail, NC 28070
JANE DOUGLAS KIRK
2412 Commons Court
Fort Mill, SC 29708

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 8, 2025.

Persons Giving Notice:
JULIE ANN SCHEA
6000 Kenmore Lane
Indian Trail, North Carolina 28070
JANE DOUGLAS KIRK
2412 Commons Court
Fort Mill, SC 29708
Attorney for Persons Giving Notice
ANTHONY G. MOWRY
Attorney
Florida Bar Number: 107374
227 Pensacola Rd.
Venice, FL 34285
Telephone: (941) 480-0333
Fax: (941) 486-4106
E-Mail: tony@mowrylawoffice.com
Secondary E-Mail:
jen@mowrylawoffice.com

August 8, 15, 2025 25-01513S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003402 NC
IN RE: ESTATE OF
RONALD ROY CRAMER A/K/A
RONALD CRAMER A/K/A
RONALD ROY, Deceased.

The administration of the Estate of RONALD ROY CRAMER A/K/A RONALD CRAMER A/K/A RONALD ROY, deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is August 8, 2025.

Personal Representative:
KERSTIN ALLEN
3512 Green View Court
Sarasota, FL 34231
Attorney for Personal Representative:
KEVIN PILLION, ESQ.
Florida Bar No. 70288
Life Planning Law Firm
1671 Mound Street
Sarasota, FL 34236
Telephone: (941) 914-6000
Email: kevin@lifelawfirm.com
Alt Email: service@lifelawfirm.com

August 8, 15, 2025 25-01521S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 3530 NC
IN RE: ESTATE OF
BARBARA ANN MCCARTHY
Deceased.

The administration of the Estate of BARBARA ANN MCCARTHY, Deceased, whose date of death was June 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 OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is: Friday, August 8, 2025.

Personal Representative:
Tonya Ann Smith
2021 Calusa Lakes Blvd.
Nokomis, FL 34275
Attorneys for Personal Representative:
DUNLAP & MORAN, P.A.
Post Office Box 3948
Sarasota, Florida 34230-3948
Telephone: (941) 366-0115
Fax: (941) 365-4660
By: Daniel J. Jackson, Esq.
Florida Bar No. 1015499
Primary E-Mail:
djackson@dunlapmoran.com
Secondary E-Mail:
eserve@dunlapmoran.com

August 8, 15, 2025 25-01516S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003415 NC
IN RE: ESTATE OF
DONALD LLOYD PINTACURA,
Deceased.

The administration of the estate of DONALD LLOYD PINTACURA, deceased, whose date of death was APRIL 14, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079 Sarasota, FL 34230-3079. 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.

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

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

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

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

The date of first publication of this notice is: August 8, 2025

/S/ JR
JEROMY PINTACURA
Personal Representative
986 Bradley Ave.
Flint, Michigan 48503
/S/ MR
MYANDA RATCLIFF, ESQ.
Attorney for Personal Representative
Email Addresses:
myanda@jenhensleylaw.com
jen@jenhensleylaw.com
lisa@jenhensleylaw.com
Florida Bar No. 1047541
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583

August 8, 15, 2025 25-01515S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003766-NC
Division Probate
IN RE: ESTATE OF
PHIL W. PORCHE,
Deceased.

The administration of the estate of Phil W. Porche, deceased, whose date of death was December 28, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Clerk of Court, Probate Department, 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 8, 2025.

Personal Representative:
Signature: Tim Zalesky
(**Aug 1, 2025 09:35:23 EDT**)
Email: tzalesky01@verizon.net
Timothy Zalesky
623 48th Street West
Palmetto, FL 34221
Attorney for Personal Representative:
Signature: matthew weidner
(Jul 31, 2025 14:52:13 EDT)
Email: weidner@mattweidnerlaw.com
Matthew D. Weidner
E-Mail Addresses:
service@mattweidnerlaw.com
julia@@mattweidnerlaw.com
Florida Bar No. 0185957
Weidner Law
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: 727-954-8752

August 8, 15, 2025 25-01528S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-3691-SC
Division Probate
IN RE: ESTATE OF
JANET F. COMEFORD
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

CALDWELL TRUST COMPANY
Wendy Fishman, Executive Vice President & Trust Officer
1400 Center Road
Venice, Florida 34292
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

August 8, 15, 2025 25-01525S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003092 SC
Division: Probate
IN RE: ESTATE OF
EDWIN DE VILLIERS TIDMARSH
Deceased.

The administration of the estate of EDWIN DE VILLIERS TIDMARSH, deceased, whose date of death was May 15, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 Tamiami Trail South, Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 8, 2025.

Personal Representative:
JULIE KAY McELWEE
c/o Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Attorney for Personal Representative:
JULIE A. COLLINS
Florida Bar Number: 0151483
Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail: jcollins@staaslawgroup.com
Secondary E-Mail:
e-service@veniceelderlaw.com

August 8, 15, 2025 25-01512S

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2024 CC 007974 SC
CALUSA LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
TAMMY DELANEY, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated July 30, 2025, and entered in Case No. 2024 CC 007974 SC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on September 2, 2025, the following described property:

LOT 1, BLOCK J, CALUSA LAKES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 7, 7A THROUGH 7I, INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 31 day of July 2025
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com;
Secondary:
bmiller@najmythompson.com
Attorney for Plaintiff
August 8, 15, 2025 25-01517S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2024 CA 001519 NC
Lakeview Loan Servicing LLC,
Plaintiff, vs.
Jasmin N Stanco, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 001519 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Lakeview Loan Servicing LLC is the Plaintiff and Jasmin N Stanco; Ronald J Stanco; Dolores T Stanco; Gulf Gate East Homeowners Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development 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 30th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 33, BLOCK 9, GULF GATE EAST, UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
TAX ID: 0100100020

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

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

Dated this 4th day of August, 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-F00135
August 8, 15, 2025 25-01536S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2024 CA 004125
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-3,
Plaintiff, VS.
JOHN GIZZE; CONCETTA A. GIZZE; CAPITAL BRANDS GROUP REALTY LLC; THE PLANTATION LAKES HOMEOWNERS ASSOCIATION, INC.; THE PLANTATION MANAGEMENT ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 31, 2025 in Civil Case No. 2024 CA 004125, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-3 is the Plaintiff, and JOHN GIZZE; CONCETTA A. GIZZE; CAPITAL BRANDS GROUP REALTY LLC; THE PLANTATION LAKES HOMEOWNERS ASSOCIATION, INC.; THE PLANTATION MANAGEMENT ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on September 16, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 63, THE PLANTATION UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 4, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 4th day of August, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: John J. Cullaro
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-16390B
August 8, 15, 2025 25-01535S

FIRST INSERTION

SUMMONS
IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
District of ST CROIX
Case Number: SX-2024-CV
Action: QUIT TITLE
STACY L WHITE
Plaintiff vs
ESTATE OF GLORIA R. NEWMAN, ESTATE OF WARREN S. NEWMAN ET AL
Defendant
To: Estate of John Rueckl
Address: 5030 ANCHOR WAY SUITE 13 CHRISTIANSTED VI 00820

Within the time limited by law (see note below) you are hereby required to appear before this Court and answer to a complaint filed against you in this action. In case of your failure to appear or answer, judgment by default will be taken against you as demanded in the complaint.

Tamara Charles
Clerk of the Court
/s/ Charlotte Sheldon
(Attorney for Plaintiff)

NOTE: The defendant, if served personally, is required to file his answer or other defense with the Clerk of the Court, and to serve a copy thereof upon the plaintiff's attorney within twenty-one (21) days after service of this summons, excluding the date of the service. The defendant, if served by publication or by personal service outside of the jurisdiction, is required to file his answer or other defense with the Clerk of the Court, and to serve a copy thereof upon the attorney for the plaintiff within thirty (30) days after the completion of the period of publication or personal service outside of the jurisdiction.

August 8, 15, 22, 29, 2025 25-01520S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2025 CC 004078 NC
HIDDEN LAKE VILLAGE OF SARASOTA, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
NICOLE MARIE PORTER; UNKNOWN SPOUSE OF NICOLE MARIE PORTER; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION,
Defendants.

To: NICOLE MARIE PORTER; UNKNOWN SPOUSE OF NICOLE MARIE PORTER; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, and all others whom it may concern:

The property herein described is as follows:
Unit 2721 D of HIDDEN LAKE VILLAGE, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1368, Page 1482, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 14, Pages 16, Public Records of Sarasota County, Florida.
With an address of 2721 Hidden Lake Drive N #D, Sarasota, FL 34237.

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, HIDDEN LAKE VILLAGE OF SARASOTA, 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 1 day of August, 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: carrieta@lobeckrowe.com
Attorneys for Plaintiff, HIDDEN LAKE VILLAGE OF SARASOTA, INC.
August 8, 15, 2025 25-01527S

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2025 CC 002571 NC
BENT TREE VILLAGE UNIT 2 MAINTENANCE AND PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
LYNDA K. CIMINISE; KENNETH K. NYMAN, JR.; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered in the above styled Case Number 2025 CC 002571 NC, in the County Court of Sarasota, Florida, that the Clerk of Court for Sarasota County will sell the following real property, in Sarasota County, Florida, described as:

Unit 8B, THE HAMMOCKS, a Condominium, Section III, according to the Declaration of Condominium thereof, as recorded in Official Record Book 1551 at Page 1935, et seq. and any amendments thereto, and as per plat thereof, as recorded in Condominium Book 19 at Pages 39, 39A through 39E of the Public Records of Sarasota County, Florida.

With a street address of 7362 Silver Fern Blvd., #8, Sarasota, FL 34241, at public sale, to the highest and best bidder for cash via Internet at: www.sarasota.realforeclose.com on September 26, 2025 at 9:00 am. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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

/s/ Michelle A. Rowe
MICHELLE A. ROWE, ESQUIRE
Florida Bar No. 0036605
The Law Offices of Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237-6063
(941) 955-5622 / Fax: (941) 951-1469
Primary: mrowe@lobeckrowe.com
Secondary:
enicholson@lobeckrowe.com
Attorneys for Plaintiff
August 8, 15, 2025 25-01529S

FIRST INSERTION

SUMMONS
IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
District of ST CROIX
Case Number: SX-2024-CV
Action: QUIT TITLE
STACY L WHITE
Plaintiff vs
ESTATE OF GLORIA R. NEWMAN, ESTATE OF WARREN S. NEWMAN ET AL
Defendant
To: Estate of Betty Rueckl
Address: 5030 ANCHOR WAY SUITE 13 CHRISTIANSTED VI 00820

Within the time limited by law (see note below) you are hereby required to appear before this Court and answer to a complaint filed against you in this action. In case of your failure to appear or answer, judgment by default will be taken against you as demanded in the complaint.

Tamara Charles
Clerk of the Court
/s/ Charlotte Sheldon
(Attorney for Plaintiff)

NOTE: The defendant, if served personally, is required to file his answer or other defense with the Clerk of the Court, and to serve a copy thereof upon the plaintiff's attorney within twenty-one (21) days after service of this summons, excluding the date of the service. The defendant, if served by publication or by personal service outside of the jurisdiction, is required to file his answer or other defense with the Clerk of the Court, and to serve a copy thereof upon the attorney for the plaintiff within thirty (30) days after the completion of the period of publication or personal service outside of the jurisdiction.

August 8, 15, 22, 29, 2025 25-01519S

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 001712 NC
ARIELLE ON PALMER RANCH CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, v.
ALAN D. RICHARDSON, PATRICIA M. RICHARDSON, UNKNOWN OCCUPANT(S), as unknown occupant(s) in possession,
Defendants.

Notice is hereby given pursuant to the Final Summary Judgment of Foreclosure entered on July 29, 2025 in the above-styled Case Number 2025 CA 001712 NC in the Circuit Court of SARASOTA, Florida, that the Clerk of Court shall sell the following property, in SARASOTA County, Florida, described as:

Unit 1102, Building 11, Phase 5, Arielle on Palmer Ranch, Section I, a condominium, according to the Declaration of Condominium recorded in Official Records Instrument #2004147095, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004171542, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004188577, as amended by Amendment to Declaration as recorded in Official Records No. 2004199025, and as amended by Amendment to Declaration as recorded to Declaration as recorded in Official Records Instrument No. 2004199027, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004213259, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004213260, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004214636, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004216464, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004216465, and any amendments thereof, together with an undivided interest in the common elements appurtenant thereto, all recorded in the Public Records of Sarasota County, Florida.

Property address of: 7084 Prosperity Circle, Unit 1102, Sarasota, FL 34238 at public sale, to the highest and best bidder for cash, at www.sarasota.realforeclose.com, at 9:00 A.M. on September 3, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any 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 31st day of July, 2025.
By: /s/ Jack B. Jonas
Jack B. Jonas, Esq.
August 8, 15, 2025 25-01518S

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA3103NC
DIVISION "C"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
DAVID MENDEZ and ALLYSON MENDEZ; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; UNKNOWN SPOUSE OF DAVID MENDEZ; and UNKNOWN SPOUSE OF ALLYSON MENDEZ,
Defendants.

TO: DAVID MENDEZ and ALLYSON MENDEZ; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; UNKNOWN SPOUSE OF DAVID MENDEZ; and UNKNOWN SPOUSE OF ALLYSON MENDEZ:

YOU ARE HEREBY NOTIFIED that an action to foreclosure on the following described properties in Sarasota County, Florida:

Lot 15, Block 2078, Forty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 38GG, 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 Albert J. Tiseo, Jr., 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 July 28, 2025

KAREN E. RUSHING,
CLERK OF THE COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
August 8, 15, 2025 25-01511S

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers

Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNUV18187

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

5700 Anise Dr Sarasota FL, on 8/21/25 at 10:00AM
Yvonne del aguila
Household items

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

August 1, 8, 2025 25-01465S

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of AMBROSE PAUL GARDNER, if deceased any unknown heirs or assigns, will, on August 13, 2025, at 10:00 a.m., at 5879 Waterbury Circle, Lot #140, Sarasota, Sarasota County, Florida 34233; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1981 TWIN MOBILE HOME, VIN: 06019A, TITLE NO.: 0019668153, and
VIN: 06019B, TITLE NO.: 0019668152
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-1034)

August 1, 8, 2025 25-01455S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4173 Clark Road Sarasota, FL 34233 on 08/21/2025 at 10:00am
Linda Dressler Mason
furniture/boxes
Eric Dobitsch
furniture and boxes of clothing
Jeremy Kigar
Garage stuff

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

August 1, 8, 2025 25-01464S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233 on 08/21/2025 at 10:00 AM
Robert Wheeler
downsizing bigger sorage unit

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.

August 1, 8, 2025 25-01454S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

3000S Tamiami Trail
Venice Fl 34293
08/21/2025 10 a.m.
Greg Mannato
Household Good]
Greg Mannato
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.

August 1, 8, 2025 25-01489S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address:
450 North Cattlemen Rd
Sarasota FL 34232
Date:08/21/2025
Time of Sale:
10:00 AM
[Tenant Name] Nazar Jasim
[General Description of Property]
House Hold Items, Boxes, Totes

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

August 1, 8, 2025 25-01475S

SECOND INSERTION

GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE:	August 20, 2025
TIME:	12:00 p.m.
LOCATION:	Icard Merrill 2033 Main Street, Suite 600 Sarasota, Florida 34237

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://gracewatersarasotacdd.net/.

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

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

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

District Manager
August 1, 8, 2025 25-01476S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

300 N Tamiami Trail Osprey, FL 34229 on 08/21/2025 at 2:00pm
Brian Cunningham
household goods & furniture

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

August 1, 8, 2025 25-01498S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

5109 Fruitville Road Sarasota, FL 34232 on 08/21/2025 at 10:00am
frank gamero
equipment shop items weights wooden peices
James Reaves
couch, king bed, household items, dressers, entertainment center, tv

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.

August 1, 8, 2025 25-01466S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

6200 Edgelake Dr.
Sarasota, Fl. 34240
Auction Date: 08/21/2025
Time of Sale:10:00 A.M
Tenant: Adam Richelieu
Description of Property: inside, med. 2 10x10, Climate Controlled, Indoor, Elevator Access

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.

August 1, 8, 2025 25-01477S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated:

1510 S Tamiami trail Venice Florida 34293, PH 941-525-7137
Time Of Sale - 10:00 AM on 8/21//2025
Name - Kellymarie Lima
Contents - Decorations, lawn stuff

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

August 1, 8, 2025 25-01451S

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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 8/21/2025 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 3259	**Whitney Gibson**	**Bags, Boxes, Furniture**
Unit 1006	**Jason Mallaiah**	**Boxes, Bags, Electronics**
Unit 1130	**Lynda Lewis**	**Bags, Clothing**
Unit 1132	**Angela Sexton**	**Bags, Clothing**
Unit 2137	**Jennifer Hastings**	**Artwork, Bags, Totes, Electronics**
Unit 2157	**Jason Mallaiah**	**Electronics**
Unit 2190	**Michael Toussaint**	**Clothes**
Unit 4017	**Alyssa Duross**	**Tools, Totes, Furniture**
Unit 3160	**Robert King / Kings Travel LLC**	**Shoes, Totes, Electronics**
Unit 3208	**William Davis**	**Bike, Clothes, Bags, Boxes**

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.

August 1, 8, 2025 25-01458S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002828 SC
IN RE: ESTATE OF LINDA KAHN
Deceased.

The administration of the estate of Linda Kahn, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Terry Burke
640 Stewart St
Englewood, Florida 34223
Attorney for Personal Representative:
Albert Stickley III, Esquire
Attorney
Florida Bar Number: 0051605
737 S. Indiana Avenue, Suite A
Englewood, Florida 34223
Telephone: (941) 474-5506
Fax: (941) 474-5507
E-Mail: aj@stickleylaw.com
Secondary E-Mail:
skyelar@stickleylaw.com
August 1, 8, 2025 25-01507S

SECOND INSERTION

Notice of Public Sale:

The LockUp Self Storage at 845 N. Tamiami Trail, Nokomis, FL 34275 will sell the contents of the following units to satisfy a lien to the highest bidder on August 27th, 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 #1111– Stacy Clapham – massage table, two wheelchairs, adult walker, folding chairs, clothes, books, and a suitcase. Unit #3532 – Cameren Gray - suitcase, safe, Nike sneakers, laptop, and tote bag with personal affects.

August 1, 8, 2025 25-01485S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

2255 N. Washington Blvd.
Sarasota, FL. 34234
Auction 08/21/2025 at 10:00 AM
Clovia Harris
Clothes, Beds
Jasmine Mc Knight
2 bedroom, Livingroom, boxes
Jakiyah Jackson
House hold items, boxes
Dustin Lupo
Household items

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

August 1, 8, 2025 25-01478S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

5005 Englewood Road, Venice, FL 34293 Date: 08/07/2025 Time: 10.30am
Glinda Harris
Household Goods/Furniture

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

August 1, 8, 2025 25-01452S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4951 Lakewood Ranch Blvd N Sarasota Fl 34240, 08/21/2025 9:30am
Justin Reinhardt
SOUND EQUIPMENT, SPEAKERS, CAR PARTS

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.

August 1, 8, 2025 25-01456S

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on August 18, 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.

COUNTY Sarasota
FACILITY 7850 N. Tamiami Trail Sarasota FL 34243

NAME	UNIT	BALANCE
GLORIA JEAN CLAY	1221	533.05
David Murphy	2045	327.1
Jeffrey Hoelker	1504	466.1
JOSEPH AZER	1435-36	574.3
PAUL BERRETTINI	1623	651.5
Karnesha Goodson	1535.37	478.9

COUNTY Sarasota
FACILITY 5055 Pan American Blvd North Port, FL 34287

NAME	UNIT	BALANCE
Devin Bumgarner	a24	1006.7
JASON LITTLEJOHN	d51	373.4
Amber Whittemore	dd51	180.7
MARGARET DEYARMIN	cc6	466.85
Monica Bento-Marcos	h29	381.8
mike Robinson	g01	677.3
Mary Cuthbert	c44	759.65
Elizabeth Shaffer	c17	305.25
Andres Muniz	g21	827.15
altide Deshommes	h17	697.8
DANIEL WORTHAM	cc32	574.25
Karen Dance	dd56	271.8
ALLISON BLOOMFIELD	b27	193.2

August 1, 8, 2025 25-01457S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003448 NC
IN RE: ESTATE OF MILORAD MAJKIC,
Deceased.

The administration of the Estate of MILORAD MAJKIC, Deceased, whose date of death was June 22, 2025 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211.Section 13.

The date of first publication of this notice is: August 1, 2025.

MARIJA MAJKIC
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
Justin W. Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
jwnajmy@najmythompson.com
Secondary Email:
mscott@najmythompson.com
August 1, 8, 2025 25-01506S

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--- ESTATE ---

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No.: 2023-CP-005777 SC
Division: Probate
IN RE: ESTATE OF LINDA C. DAMRON Deceased.

TO: Phyllis Mullins Wilson and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Mary E. Mullins McMillen and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Karl O'Brien and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Wayne O'Brien and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Melissa Cook and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Virginia Mullins Haines and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Ray Mullins and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Kim Mullins Gieseking and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Christie Mullins Napier and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Tommy Blaine Burke and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
M. Ruth Burke and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Rhondal Johnson and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Deborah Kaye Johnson Sobus and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Chadwick Bryan Holmes and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Christina Maria Holmes and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Celena Ann Holmes and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
David Dotson and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Cris P. Dotson and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Clarence Loren Petty, Jr. and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Cindy Petty-Richey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Derek Michael Damron and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Joshua Ryan Damron and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Pamela Damron-Truax and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Anthony Grantham, Jr. and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Mark Grantham and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Donna Harrison Bender and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Doris Harrison Lautzenhiser at and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Deborah Harrison Schmidt and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Delores Harrison Wilson and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Denise Harrison Beahrs and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Dale Mullins and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Doris Mullins Acord and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Glenda Mullins Snyder and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Anita Mullins Benchoff and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Donley Keith Mullins and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Susan Mullins Rose and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Brent Mullins and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
David Mullins and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Tiffiney Frazier and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Michael Frazier and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Tammy Mullins Ramsey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Teresa Burke Elkins and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Vanita Burke-Cox and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Linda Burke-Richey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Wanda Burke-Estep and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Donna Burke-Belcher and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Paula Burke-Bentley and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Pamela Burke-Cantrell and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Angela Jean Burke-Johnson and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Tommie Lou Morrison-Guernsey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Vincent A. "Arthur" Morrison and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
David Dotson and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Deborah Dotson-Biesel and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Violet "Vicki" Dotson-Reed and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Kelly Petty-Wampler and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Eric Petty and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Heather Petty-Howell and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Deanna Stewart-Petty and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Barry Stewart and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Marcus Stewart and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Ramona Stewart-Farmer and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Jonathan Stewart and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Rosanna Mullins-Castro and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Teresa Mullins-Medley and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Jack Mullins and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Sharon Mullins-Clemens and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Tonda Mullins-Dunn and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Patty Mullins-King and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Franklin Delano Damron and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Thomas Richey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Tanja Richey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Melinda Richey-Davidson and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Mechele Richey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Mike Richey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Randy Richey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Donald Richey and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Rhonda Mullins-Daggett and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Mike L. Mullins and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Mildred Mullins-Popp and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Faith Mullins Schneider Henderson and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Ruby Lynn Schneider and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Paula Schneider Jones and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Brenda Joyce Damron Fritz and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Johnny Lane Damron and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Christine Kyle Neumann and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Mark Franklin Damron and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Franklin Delano Damron and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Dianne Desiree Damron and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
James Arthur Damron and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Paula Damron Welker Carroll and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Michael Dean Damron and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Paul Dean Damron, Jr. and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Joshua Dean Damron a and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
William Paul Boes and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
Kenneth Alan Boes and any devisees, grantees, creditors and all other parties claiming by, through, under, or against them;
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, under, or against those unknown natural persons and their several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under, or against any person or other legal entity named as a defendant or an interested party; and all claimants, persons or parties, natural or corporate, whose exact status is unknown, claiming under any of the above named or described parties who are claiming to have any right, title, or interest in and to the property herein described.

YOU ARE NOTIFIED that a Petition to Determine Beneficiaries has been filed in this Court and you may be a beneficiary of the estate of Linda C. Damron, deceased. The attorney of record for the personal representative of the estate is Will W. Sunter of Farr Law Firm P.A., 50 Nesbit Street, Punta Gorda, FL 33950.

DATED this July 8, 2025
KAREN E. RUSHING
as Clerk of the Circuit Court
BY: G. Kopinsky as Deputy Clerk
July 18, 25; August 1, 8, 2025
25-01355S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

997 Center Road Venice, Fl. 34292, 8/21/25 at 10:00 A.M.
Samienka Severe
Appliances, Furniture
Evelyn Flaherty
household items/furniture
Tracylynn Kiblin
holiday items , household
Tracylynn Kiblin
Christmas decorations
Jason Smith
Household Goods/Furniture

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

August 1, 8, 2025 25-01453S

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on August 28, 2025 at 9:00 a.m., GRW, LTD., a Florida limited partnership d/b/a SPANISH LAKES MOBILE HOME PARK will sell the following mobile home at public auction, pursuant to F.S. §715.109, single wide mobile home located at 159 Sanibel Street, Nokomis, FL 34275 bearing VIN Number 002761660, and all contents therein, owned by David Jordan. Sale to be held at the property location of 159 Sanibel Street, Nokomis, FL 34275. NOTE: THIS SALE IS TAKING PLACE ON PRIVATE PROPERTY THEREFORE, THE SHERIFF IS NOT REQUIRED TO CONDUCT SUCH SALE.

Purchase must be made with cash only and paid at the above-referenced location in order to complete the transaction. Any Purchaser will be responsible to apply and be approved as an owner and/or tenant, as well as comply with all Rules, Regulations and the Declaration of Spanish Lakes Mobile Home Park.

August 1, 8, 2025 25-01501S

THIRD INSERTION

NOTICE OF SHERIFF'S SALE
IN THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA
CASE NO: 18CA4768NC
MARK HOLZ ET AL
VS
MARK BOENKER ET AL

NOTICE IS HEREBY given that pursuant to a Writ of Execution issued in the Circuit Court of Sarasota County, Florida, on the 27th day of February, 2025, in the cause wherein Mark Holz et al is plaintiff, and Mark Boenker et al is defendant, being case number 18CA4768NC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the defendant, in and to the following described personal property, to-wit:

2024 SILVER/ALUMINUM LEXUS NX-SERIES
VIN: 2T2KGCEZ-3RC032856

Said personal property may be viewed on the day of the sale between the hours of 11:30 am and 12:30 pm at Upman's Towing 2175 12th Street Sarasota FL 34236. All bidders must have Drivers License with them and must register with civil clerk at location of sale prior to start time of sale.

I shall offer this property for sale at Sarasota County Sheriff's Office located at 2071 Ringling Blvd Sarasota, FL 34237, in the County of Sarasota, State of Florida, on August 26, 2025, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid personal property at public auction and will sell the same subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

In accordance with the American Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the Civil Department no later than seven days prior to the proceeding at 941-861-4110.

Dated at Sarasota, Sarasota County, Florida this 21st day of July, 2025.
Kurt A. Hoffman, Sheriff
Sarasota County, Florida
Sgt. E. Alvarez # 2281
July 25; Aug. 1, 8, 15, 2025
25-01422S

FOURTH INSERTION

NOTICE OF ACTION IN EMINENT DOMAIN AND NOTICE OF HEARING FOR CONSTRUCTIVE SERVICE OF PROCESS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION
Case No.: 2025-CA-003200-SC
Division: H
Parcel Nos.: 1 and 2
RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT,
Petitioner, v.
THE UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF LOUISE C. EWING, DECEASED; THE UNKNOWN SUCCESSOR TRUSTEE TO EDWARD J. EWING OF THE LAND TRUST AGREEMENT DATED NOVEMBER 30, 1972 OR UNKNOWN BENEFICIARIES OF SAID TRUST; MIKE MORAN, SARASOTA COUNTY TAX COLLECTOR; CAREY LOUISE EWING; EDWARD J. EWING IV; PATRICK MICHAEL EWING; DEARDEN ANNE MCMANAMY EWING; TRACEY EWING ROBERSON; and DONNA L. BLEM,
Respondents.

TO: All defendants named in Schedule A, attached; all parties claiming interests by, through, under, or against the named defendants; and all parties having or claiming to have any right, title, or interest in and to the property described in Schedule B.

A petition in eminent domain has been filed to acquire certain property interests in Sarasota County, Florida.

SCHEDULE "A"

Parcel 1

The unknown heirs and devisees of the Estate of Louise C. Ewing, deceased

Fee simple owner by virtue of Warranty Deed recorded in O. R. Book 241, Page 275, Official Records of Sarasota County, Florida

Parcel 2

The unknown successor trustee to Edward J. Ewing of the Land Trust Agreement dated November 30, 1972 or unknown beneficiaries of said Trust

Fee simple owner by virtue of Fee Simple Deed to Trustee Under Land Trust Agreement recorded in O. R. Book 1258, Page 769, Official Records of Sarasota County, Florida

Both Parcels

Mike Moran, as Sarasota County Tax Collector

As to interest in any parcel included herein and made a part hereof
Carey Louise Ewing
4314 Klein Drive Durham, NC 27705

As to interest in any parcel included herein and made a part hereof
Edward J. Ewing IV
4424 Calle Serena
Sarasota, FL 34238

As to interest in any parcel included herein and made a part hereof
Patrick Michael Ewing
1015 Burning Oak Court
Venice, FL 34293

As to interest in any parcel included herein and made a part hereof
Dearden Anne McManamy Ewing
4005 Neyman Road
Albertville, AL 35950

As to interest in any parcel included herein and made a part hereof
Tracey Ewing Roberson
122 Beech Street
Rockmart, GA 30153

As to interest in any parcel included herein and made a part hereof
Donna L. Blem
18300 NE 45 Avenue Road
Citra, FL 32113

As to interest in any parcel included herein and made a part hereof

SCHEDULE B

Parcel 1:

The East Half from the Centerline of the Canal known as Cowpen Slough, lying in the East Half of Section 20, Township 38 South, Range 19 East, in Sarasota County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeasterly most point of Hawthorne Glen Avenue (Tract 100), MAGNOLIA BAY NORTH PHASE I, as per the map or plat thereof recorded in Plat Book 56, Page 458 of the Public Records of Sarasota County, Florida; thence along the Southerly boundary of said plat the following two (2) courses: (1) S.70°08'25"E., a distance of 110.02 feet; (2) N.89°55'13"E., a distance of 47.68 feet to the centerline of the Sarasota West Coast Watershed Right of Way (Cow Pen Slough Canal); thence S.19°13'18"W., a distance of 14.86 feet for a POINT OF BEGINNING; thence S.70°28'56"E., a distance of 57.43 feet to a point of curvature; thence Southeasterly 23.81 feet along the arc of a curve to the right, said curve having a radius of 167.33 feet, a central angle of 08°09'07", and a chord bearing and distance of S.66°24'22"E., 23.79 feet; thence continue Southeasterly 14.10 feet along the arc off said curve, through a central angle of 04°49'46", and a chord bearing and distance of S.59°54'55"E., 14.10 feet; thence along a line non-tangent to said curve, S.19°13'18"W., a distance of 62.64 feet to a non-tangent point of curvature; thence Northwesterly 38.75 feet along the arc of a curve to the left, said curve having a radius of 107.33 feet, a central angle of 20°41'06", and a chord bearing and distance of N.60°08'23"W., 38.54 feet; thence N.70°28'56"W., a distance of 57.12 feet to the aforementioned centerline; thence N.19°13'18"E., along said centerline, a distance of 60.00 feet to the POINT OF BEGINNING.

Containing 0.132 acres, more or less.

Parcel 2:

A parcel of land lying within Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Southwest corner of MAGNOLIA BAY NORTH PHASE I, as described in the map or plat thereof recorded in Plat Book 56, Page 458 of the Public Records of Sarasota County, Florida; thence along the South boundary of said plat the following three (3) courses: (1) N.89°55'13"E., a distance of 1,174.23 feet to a non-tangent point of curvature; (2) Southeasterly 21.80 feet along the arc of a curve to the left, said curve having a radius of 230.00 feet, a central angle of 05°25'40", and a chord bearing and distance of S.65°00'54"E., 21.79 feet to a point of reverse curvature; thence (3) Southeasterly 45.52 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 86°57'03", and a chord bearing and distance of S.24°15'17"E., 41.28 feet to the end of the curve, for a POINT OF BEGINNING; thence along a line non-tangent to said curve, S.19°11'46"W., a distance of 127.41 feet to the South boundary of the Northeast 1/4 of said Section 20; thence S.87°27'42"E., along said South boundary of the Northeast 1/4, a distance of 62.59 feet; thence N.19°13'31"E., a distance of 198.21 feet to the aforesaid South boundary of said plat; thence N.70°08'25"W., along said South boundary of plat, a distance of 60.03 feet; thence S.19°13'17"W., a distance of 89.44 feet to the POINT OF BEGINNING.

Containing 0.286 acres, more or less.

Each Defendant is required to serve written defenses to the petition on Petitioner's attorney, whose name and address are shown below, on or before August 15, 2025, and to file the original of the defenses with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter, showing what right, title, interest, or lien Defendant has in, on, or to the property described in the petition, and to show cause why that property should not be taken for the uses and purposes set forth in the petition. A default for the relief demanded in the petition will be entered against any Defendant who fails to do so.

PLEASE TAKE NOTICE that a declaration of taking has been filed in this cause and that Petitioner will apply for an order of taking and any other order the court deems proper before the Honorable Danielle Brewer, one of the judges of this court, on September 16, 2025 at 11:30 A.M., in Courtroom D at the South County Courthouse, located at 4004 S. Tamiami Trail, Venice, Florida. The hearing will determine (1) jurisdiction of the Court, (2) the sufficiency of the pleadings, (3) whether the Petitioner is properly exercising its delegated authority, (4) the amount to be deposited for the property sought to be appropriated, and (5) the terms and conditions upon which title to and possession of sale property may become vested in Petitioner, and such other matters as the Court may deem appropriate. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any to object to the order of taking.

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

WITNESS my hand and the seal of this court on July 11, 2025.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
(SEAL) By: Glen Kopinsky
Deputy Clerk

ROBERT E. V. KELLEY, JR.
Florida Bar No. 451230
Hill, Ward & Henderson, P.A.
101 E. Kennedy Boulevard, Suite 3700
Tampa, Florida 33602
Phone: (813) 221-3900
rob.kelley@hwhlaw.com
relitrevk@hwhlaw.com
Attorneys for Petitioner
July 18, 25; August 1, 8, 2025
25-01367S

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 3192 NC
IN RE: ESTATE OF GEORGE FLOSMAN, Deceased.

The administration of the estate of GEORGE FLOSMAN, deceased, whose date of death was September 11, 2024. is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Circuit Court. Probate Division P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
MICHAEL FLOSMAN
46 Maple Drive
Orillia, Ontario L3V 3W4
Attorney for Personal Representative:
THOMAS J. MCLAUGHLIN
Florida Bar No. 0772291
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of
Email Addresses for service:
Primary:
TMcLaughlin@williamsparker.com
Secondary:
ltraver@williamsparker.com
August 1, 8, 2025 25-01467S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 3653 SC
Division Probate
IN RE: ESTATE OF SHARON R. OTTO Deceased.

The administration of the estate of Sharon R. Otto, deceased, whose date of death was January 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Lynnette M. Haskins
1857 Oakford Road
Sarasota, Florida 34240
Attorney for Personal Representative:
John T. Griffin, Attorney
Florida Bar Number: 0674281
GRIFFIN & GRIFFIN
7077 S. Tamiami Trail
Sarasota, FL 34231
Telephone: (941) 966-2700
Fax: (941) 966-2722
E-Mail: john@griffinelderlaw.com
Secondary E-Mail:
tish@griffinelderlaw.com
August 1, 8, 2025 25-01469S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002065 SC
Division Probate
IN RE: ESTATE OF MARIE K. ROCHON Deceased.

The administration of the estate of MARIE K. ROCHON, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida, 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
MATTHEW CAWLEY
320 Hurshel Drive
Brevard, North Carolina 28712
Attorney for Personal Representative:
ANTHONY G. MOWRY
Attorney
Florida Bar Number: 107374
227 Pensacola Rd.
Venice, FL 34285
Telephone: (941) 480-0333
Fax: (941) 486-4106
E-Mail: tony@mowrylawoffice.com
Secondary E-Mail:
jen@mowrylawoffice.com
August 1, 8, 2025 25-01482S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003529
Division PROBATE
IN RE: ESTATE OF Wilfred Theodore Gerlach, Jr, a/k/a Wilfred T. Gerlach, Jr. Deceased.

The administration of the estate of Wilfred Theodore Gerlach, Jr, also known as Wilfred T. Gerlach, Jr, deceased, whose date of death was May 5th, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 August 1, 2025

Alexandra L. O'Pecko
P.O. Address:
1424 Fernside Blvd.,
Alameda, CA 94501
Personal Representative
Comprehensive Estate Planning, PLLC
Attorneys for Personal Representative
2477 Stickney Point Road
Suite 215 B
Sarasota, FL 34231
Telephone: (941) 953-9600
Florida Bar No. 987026
Email Addresses:
jwest@johnwestiii.com
August 1, 8, 2025 25-01486S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.2025CP003314NC
IN RE: ESTATE OF GLORIA CHERNEY (a/k/a Gloria Florence Lavene) Deceased.

The administration of the estate of GLORIA CHERNEY, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
/s/ RICHARD CHERNEY
1455 Sherbrooke Street West,
Suite 1402,
Montreal, Quebec, H3G 1L2, Canada
Attorney for Personal Representative:
/s/ DAVID A. ALTRO, Esq.
Attorney
Florida Bar No.: 395412
1200 McGill College, #1905
Montreal, Quebec, H3B 4G7, Canada
Telephone: (416) 477-8150
E-mail: daltro@altrolaw.com
August 1, 8, 2025 25-01492S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER: 2025 CP 001682 NC
IN RE: ESTATE OF JEAN HILL CHISOLM Deceased.

The administration of the estate of Jean Hill Chisom, deceased, whose date of death was January 9, 2020, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34237. The name and address of the petitioner and the petitioner's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 petitioner 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 a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is August 1, 2025.

Petitioner
Zane Morrison Hill, Jr.
331 West Oaklawn Drive
Brighton, Tennessee 38011
zane.hill@fedex.com
Attorney for Petitioner
Nick Roknich, IV, Esq
Florida Bar No. 1028324
1800 2nd Street, Suite 854
Sarasota, Florida 34236
nicholas@nrpropertylaw.com
August 1, 8, 2025 25-01483S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 3432 SC
Division South County
IN RE: ESTATE OF ROBERT J. SANSTOCK Deceased.

The administration of the estate of ROBERT J. SANSTOCK, deceased, whose date of death was July 1, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. BOX 3079, SARASOTA, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
DALE M. NEES
232 Hidden Bay Dr., Unit 304
Osprey, Florida 34229
Attorney for Personal Representative:
STEPHEN K. BOONE, Esq., Attorney
Florida Bar Number: 371068
BOONE BOONE & BOONE, P.A.
1001 Avenida Del Circo
VENICE, FL 34285
Telephone: (941) 488-6716
Fax: (941) 488-7079
E-Mail: sboone@boone-law.com
August 1, 8, 2025 25-01474S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002867NC
IN RE: ESTATE OF WESNER J. ASTRE (a/k/a Wesner Joseph Astre) Deceased.

The administration of the estate of WESNER J. ASTRE, deceased, whose date of death was February 14, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025

Personal Representatives:
/s/ CHRISTIAN ASTRE
303-8500 Rue Raymond Pelletier,
Montréal, Quebec, H2M 0A3, Canada
Attorney for Personal Representative:
/s/ DAVID A. ALTRO, Esq., Attorney
Florida Bar No.: 395412
1200 McGill College, #1905
Montreal, Quebec, Canada H3B 4G7
Telephone: (416) 477-8150
E-mail: daltro@altrolaw.com
August 1, 8, 2025 25-01473S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025 CP 3525 NC
IN RE: ESTATE OF ROBERT D. GOLD, Deceased.

The administration of the ESTATE OF ROBERT D. GOLD, deceased, whose date of death was May 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733. 702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is August 1, 2025.

Co-Personal Representatives:
KENNETH A. GOLD
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
DANIEL S. GOLD
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Co-Personal Representatives:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
4896-6773-5112, v. 1
August 1, 8, 2025 25-01500S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003575-NC
Division PROBATE
IN RE: ESTATE OF NANCY W. SNIPES Deceased.

The administration of the estate of Nancy W. Snipes, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is Aug. 1, 2025

Personal Representative:
Kellie Leigh Siders
PO Box 1044
Bessemer City,
North Carolina 28016
Attorney for Personal Representative:
Teresa K. Bowman, Esq.
Attorney for the
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
August 1, 8, 2025 25-01472S

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER: 2025 CP 001448 NC
IN RE: ESTATE OF ARNOLD D. POSTMA Deceased.

The administration of the estate of Arnold D. Postma, 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 2002 Ringling Blvd., Sarasota, Florida 34237. The name and address of the petitioner and the petitioner's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 petitioner 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 a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is August 1, 2025.

Petitioner
Thomas Postma
5003 Delmonte Avenue
Sarasota, Florida 34235
Attorney for Petitioner
Nick Roknich, IV, Esq.
Florida Bar No. 1028324
1800 2nd Street, Suite 854
Sarasota, Florida 34236
nicholas@nrpropertylaw.com
August 1, 8, 2025 25-01487S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER: 2025 CP 001682 NC
IN RE: ESTATE OF JANINA KUCZYNSKI Deceased.

The administration of the estate of Janina Kuczynski, deceased, whose date of death was January 13, 2021, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34237. The name and address of the petitioner and the petitioner's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 petitioner 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 a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is August 1, 2025.

Petitioner
Mariusz Kuczynski
2118 Irwin Avenue
Park Ridge, Illinois 60068
Attorney for Petitioner
Nick Roknich, IV, Esq.
Florida Bar No. 1028324
1800 2nd Street, Suite 854
Sarasota, Florida 34236
nicholas@nrpropertylaw.com
August 1, 8, 2025 25-01490S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003333 SC
IN RE: ESTATE OF WILLIAM GAYLORD BASNIGHT, A/K/A WILLIAM G. BASNIGHT Deceased.

The administration of the estate of WILLIAM GAYLORD BASNIGHT, A/K/A WILLIAM G. BASNIGHT, deceased, whose date of death was June 2, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
GAIL B. BASNIGHT
1500 Bayshore Dr.
Englewood, Florida 34223
Attorney for Personal Representative:
DAVID R. CORNISH
Attorney
Florida Bar Number: 0225924
355 W. Venice Ave.
VENICE, FL 34285
Telephone: (941) 483-4246
Fax: (941) 485-8163
E-Mail: davidr.cornish@verizon.net
Secondary E-Mail: none
August 1, 8, 2025 25-01496S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
LV10250
Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003343 NC
IN RE: ESTATE OF PATRICK C. O'REILLY Deceased.

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

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

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

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

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

The date of first publication of this notice is: August 1, 2025.

Erin O'Reilly
Personal Representative
5 Mont Chateau Estates
Morgantown, WV 26508
Andrew L. Clark, Esq.
Attorney for Personal Representative
Florida Bar No. 1033240
BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: aclark@barneswalker.com
Secondary Email:
mcarmichael@barneswalker.com
August 1, 8, 2025 25-01471S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003399NC
IN RE: ESTATE OF MARTHA M. ROTELA, Deceased.

The administration of the estate of Martha M. Rotela, deceased, whose date of death was June 13, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Douglas M. Rotela
P.O. Address: 2376 Bayview Avenue
Wantagh, NY 11793
David G. Bowman, Jr., Esq.
Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA
2750 Ringling Blvd. Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 801933
Email Addresses:
dbowmanj@bowmangeorge.com
Attorneys for Personal Representative
August 1, 8, 2025 25-01481S

SECOND INSERTION

NOTICE OF DISCHARGE OF GUARDIAN AND WARD'S TRANSFER TO FOREIGN JURISDICTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2020-GA-001593-SC
IN RE; GUARDIANSHIP OF MARK HOMRIG, An incapacitated person.

You are hereby notified that Anne M. Ridings, as the Plenary Guardian of the Property of Mark Homrig (the "Ward") has filed in case number 2020-GA-001593-SC, pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237, a Petition for Discharge of Guardian of the Property upon the grounds of change of domicile of the Ward to Alabama, and will apply for discharge on September 2, 2025 at 11:15 AM; and that the jurisdiction of the Ward will be transferred to the Probate Court of Montgomery County, Alabama. The name and address of the Guardian and its attorney are set forth at the end of this notice. The name of the foreign guardian is as follows:

Guardian of the Estate and Person: Jennifer A. Haskell, 6317 Union Academy Ida Rd, Hope Hull, AL 36043

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Any objection to the Guardian's petition for discharge or final report shall be in writing; shall state with particularity each item to which the objection is directed and the grounds on which the objection is based; and shall be filed within the later of 30 days from the date of service of the Petition for Discharge or the date of the first publication of this Notice; and a notice of hearing on the objection shall be served within 90 days after the objection is filed, or the objection is abandoned.

The date of first publication of this Notice is August 1, 2025.

Name and Address of Guardian:
Anne M. Ridings
Address: P. O. Box 848,
Sarasota, FL 34230
Attorney for Guardian:
Barbara J. Welch, Esq.,
(FBN 0624683)
Address: 100 Wallace Ave., Suite 310,
Sarasota, FL 34237
Telephone: (941) 954-0303
Primary: bwelch@essensonlaw.com
August 1, 8, 2025 25-01488S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003401 SC
Division: South County
IN RE: ESTATE OF MARILYN K. WALLACE Deceased.

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
David N. Wallace
1809 Thomas Creek Ct.
Longs, SC 29568
Attorney for Personal Representative:
Andrew J. Britton, Esq.
Florida Bar Number: 213500
871 Venetia Bay Blvd., Suite 111
Venice, Florida 34285
Telephone: (941) 408-8008
Fax: (941) 408-0722
E-Mail: legal@andrewbrittonlaw.com
August 1, 8, 2025 25-01459S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002962 NC
IN RE: ESTATE OF PATRICIA BAUMANN Deceased.

The administration of the Estate of Patricia Baumann, deceased, whose date of death was April 1, 2025 is pending in the Circuit Court for Sarasota County, 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 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 demand 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 PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOT WITHSTANDING 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 dated August 1, 2025.

Personal Representative:
Mary Frazier
2510 Countrywood Road
Raleigh, NC 27615
Attorney for Personal Representative:
Cynthia A. Riddell, Esquire
Florida Bar No. 0051456
RIDDELL LAW GROUP
3400 S. Tamiami Trail, Suite 202
Sarasota, FL 34239
Tel :(941) 366-1300
August 1, 8, 2025 25-01484S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003255 SC
IN RE: ESTATE OF ROSALIE STONE Deceased.

The administration of the estate of ROSALIE STONE, deceased, whose date of death was February 12, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
KIM STONE
4060 Barbary Ln
North Port, Florida 34287
Attorney for Personal Representative:
DAVID R. CORNISH
Attorney
Florida Bar Number: 0225924
355 W. Venice Ave.
VENICE, FL 34285
Telephone: (941) 483-4246
Fax: (941) 485-8163
E-Mail: davidr.cornish@verizon.net
Secondary E-Mail: none
August 1, 8, 2025 25-01503S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003004
IN RE: ESTATE OF CAROLYN SUE COFFEY Deceased.

The administration of the estate of CAROLYN SUE COFFEY, deceased, whose date of death was April 26th, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Brian K. Coffey,
Personal Representative
SYPRETT MESHAD, P.A.
Attorneys for Personal Representative
1900 RINGLING BLVD.
SARASOTA, FL 34236
Telephone: (941) 365-7171
Florida Bar No. 1026061
Email Address: Fsutton@smrl.com
August 1, 8, 2025 25-01491S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 3388 SC
Division Probate
IN RE: ESTATE OF Denise Louise Dentamaro Deceased.

The administration of the estate of Denise Louise Dentamaro, deceased, whose date of death was March 18th, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025

Jessica Lynn Petrello
c/o Kanetsky, Moore & DeBoer, PA
P.O. Address:
227 Nokomis Avenue South
Venice, FL 34285
Personal Representative
JON R. FAHS, Jr.
KANETSKY, MOORE & DeBOER, P.A.
ATTORNEYS AT LAW
Attorneys for Personal Representative
227 S. NOKOMIS AVE.
VENICE, FL 34285
Telephone: (941) 485-1571
Florida Bar No. 1025389
Email Addresses: jrf@kmdpa.com
August 1, 8, 2025 25-01502S

--- ACTIONS / SALES ---

SECOND INSERTION

THIRD AMENDED UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE
This form substantially complies with Form 1.996, adopted by the Florida Supreme Court February 11, 2010, SC09-1579; form amended in 12th Circuit on 7/01/2019.
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN & FOR SARASOTA COUNTY, FLORIDA
Clerk Case Number: 2025 CC 001654 NC
CRESTWOOD VILLAS OF SARASOTA MULTI-CONDOMINIUM ASSOCIATION, INC. a Florida Not for Profit Corporation,
Plaintiff(s), v.
LESLIE C. ROGOFF, Individually, and ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,
Defendant(s).
THIS action was tried before the Court. On the evidence presented
IT IS ORDERED AND ADJUDGED that:
1. Plaintiff, [CRESTWOOD VILLAS OF SARASOTA MULTI-CONDOMINIUM ASSOCIATION, INC.], is due.

Description	Amount
Principal	$41,414.18
Interest to this date of judgment	$3,870.49
Title Search Expense	$350.00
Taxes	$
Attorneys' Fees	
Finding as to reasonable number of hours	34.75
Finding as to reasonable hourly rate:	375.00/hr
Attorneys' Fee Total	$ 13,018.50
Court costs, now taxed	$1027.98
Other:	$
Other:	$
Other:	$
Other:	$
SUBTOTAL	$
LESS: Escrow balance:	$
LESS: Other	$
LESS: Other	$
LESS: Other	$
TOTAL	$59,681.15

that shall bear interest at the rate of prevailing legal interest rate pursuant to Fla. Stat. 55.03 which is currently 8.9 % a year.
2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in SARASOTA County, Florida: Unit 11, Crestwood Villas of Sarasota, Section V, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2102, Page 1345, and any amendments thereto, and as per plat thereof recorded in Condominium Book 27, Page(s) 46, 46A through 46G, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property address: 5361 Kelly Drive, No. 11, Sarasota, FL 34233.
3. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale as set forth below to the highest bidder for cash, on a specified day that shall be not less than 20 days or more than 35 days after the date thereof unless plaintiff or plaintiff's attorney consents to more than 35 days after the date of final judgment, in accordance with section 45.031, Florida Statutes, using the following method:

Sales Information	Date [Clerk Inserts]	Time	Location
Sarasota County	09/04/2025	9:00 am	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County		11:00 am	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County		11:00 am	Desoto County Courthouse 115 Oak Street, Arcadia, Florida 34266 www.desotoclerk.com

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.
5. On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.
6. On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.
NOTICE: Issuance of a writ of possession does not exempt plaintiff from complying with federal law requiring notice to tenants residing on foreclosed property. To insure compliance with federal law, Plaintiff should consult with counsel before serving the writ of possession.
7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, additional attorney's fees and costs; writs of possession; orders determining the amount and responsibility of assessments that may be due a condominium pursuant to Fla. Stat. § 718.116, orders arising out of re-foreclosure, to include supplemental complaint to add interestholder, and or orders involving reformation of the mortgage instrument or deed to perfect title.
8. Additions. Modifications or Changes to Standard Form
Any additions, modifications or changes to the provisions above may only be set forth in this paragraph.
a. The Court finds, based upon the affidavits presented that the actions required and time spent and fees incurred are reasonable and appropriate for Plaintiff's counsel's attorney's fees and costs. The Court finds that there are no reasons for either reduction or enhancement pursuant to Florida Patient's Compensation Funds v. Rowe, 472 So.2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees and costs in the amount indicated in paragraph 1 of this Judgment.
b.
c.
d.
e.
NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2018).

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the following additional language applies:
IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED OT HAVE A LAWYER OR ANY OTHER REPRSENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

Sarasota County Clerk of Court	Manatee County Clerk of Court	Desoto County Clerk of Court
2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com	115 East Oak Street Arcadia, FL 34266 (863) 993-4876 www.desotoclerk.com

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LOCAL LEGAL SERVICES LISTED BELOW TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT ONE OF THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.

Sarasota County	Manatee County	DeSoto County
Legal Aid of Manasota Sarasota Office 1900 Main Street, Suite 302 Sarasota, Florida 34236 (941) 366-0038 Venice Office 7810 South Tamiami Trail Suite A6 Venice, Florida 34293 (941) 492-4631 Gulfcoast Legal Services 1750 17th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	Legal Aid of Manasota 1101 6th Avenue West Bradenton, Florida 34205 (941) 747-1628 www.gulfcoastlegal.org Gulfcoast Legal Services 430 12th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800) 476-8937 www.flrs.org

e-Signed
7/23/2025 10:44 AM
COUNTY COURT JUDGE
August 1, 8, 2025 25-01450S

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA3122NC
DIVISION "C"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
OSCAR VAN T. YBA and VIVIAN R. YBA; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; UNKNOWN SPOUSE OF OSCAR VAN T. YBA; and UNKNOWN SPOUSE OF VIVIAN R. YBA,
Defendants.
TO: OSCAR VAN T. YBA and VIVIAN R. YBA; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; UNKNOWN SPOUSE OF OSCAR VAN T. YBA; and UNKNOWN SPOUSE OF VIVIAN R. YBA:
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Sarasota County, Florida:
Lot 15, Block 2328, Forty-Seventh Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 46, 46A through 46Z, 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 Albert J. Tiseo, Jr., 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. July 23, 2025
KAREN E. RUSHING,
CLERK OF THE COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
August 1, 8, 2025 25-01462S

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA3115NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
NEIL A. BASSANT and MORTREZ BASSANT; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; UNKNOWN SPOUSE OF NEIL A. BASSANT; and UNKNOWN SPOUSE OF MORTREZ BASSANT,
Defendants.
TO: MORTREZ BASSANT; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; and UNKNOWN SPOUSE OF MORTREZ BASSANT:
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Sarasota County, Florida:
Lot 8, Block 2221, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, 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 Albert J. Tiseo, Jr., 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. July 21, 2025
KAREN E. RUSHING,
CLERK OF THE COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
August 1, 8, 2025 25-01461S

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 002873 NC
DIVISION "A"
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
WILLIAM E. DIAZ-PAULINO; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; and UNKNOWN SPOUSE OF WILLIAM E. DIAZ-PAULINO,
Defendants.
TO: WILLIAM E. DIAZ-PAULINO; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; and UNKNOWN SPOUSE OF WILLIAM E. DIAZ-PAULINO:
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Sarasota County, Florida:
Lot 16, Block 1016, 12th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 9, 9A through 9I, 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 Albert J. Tiseo, Jr., 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. July 21, 2025
KAREN E. RUSHING,
CLERK OF THE COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
August 1, 8, 2025 25-01460S

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ESTATE / ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-003724 SC
IN RE: ESTATE OF
ANNE T. HAGER RUDY
Deceased.

The administration of the estate of Anne T. Hager Rudy, deceased, whose date of death was November 2, 2024, 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 representatives and the personal representatives' attorney are set forth below.

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

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 August 1, 2025

Personal Representatives:
Jonathan F. Hager
98 Atlanta Ave. SE
Atlanta, GA 30315
Charles R. Hager IV
6645 Jay Rd.
Boulder, CO 80301
Attorney for Personal Representatives:
/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
August 1, 8, 2025 25-01499S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 003222 NC
Division Probate
IN RE: ESTATE OF
ELAINE L MALONE A/K/A
ELAINE LOUISE MALONE
Deceased.

The administration of the estate of Elaine L Malone a/k/a Elaine Louise Malone, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 01, 2025.

Personal Representative:
Paul Schacht
217 Weaver Mine Trail
Chapel Hill, North Carolina 27517
Attorney for Personal Representative:
/s/Wess M. Jacobs
Wess M. Jacobs
Attorney for Paul Schacht
Florida Bar Number: 932655
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
August 1, 8, 2025 25-01470S

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025 CA 003303 NC
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LYNNE KOONS, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LYNNE KOONS, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 10, BLOCK 2618, 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 9-2-2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 25 day of July, 2025.

KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
(SEAL) BY: GLEN KOPINSKY
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-300672
August 1, 8, 2025 25-01480S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
Case No.: 2025 CA 003051 NC
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
CRAIG A. FREELAND; TED A. FREELAND; TED FREELAND, AS TRUSTEE OF THE TED FREELAND LIVING TRUST DATED AUGUST 10, 2011; UNKNOWN BENEFICIARIES OF THE TED FREELAND LIVING TRUST DATED AUGUST 10, 2011; SUNNOVA TE MANAGEMENT, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant.

To the following Defendant(s):
UNKNOWN BENEFICIARIES OF THE TED FREELAND LIVING TRUST DATED AUGUST 10, 2011
(LAST KNOW ADDRESS: UNKNOWN)

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

LOTS 4629, 4630 & 4631, UNIT NO. 18 SOUTH VENICE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
a/k/a 4227 Conrad Rd, Venice, FL 34293

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 9-2-2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 25 day of July, 2025.

KAREN E RUSHING, CLERK
As Clerk of the Court
(SEAL) By G. Kopinsky
As Deputy Clerk
August 1, 8, 2025 25-01479S

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA GENERAL
JURISDICTION DIVISION
CASE NO. 2024 CA 003707 NC
GLEN OAKS RIDGE OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
KEITH SPENCER, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2025, and entered in Case No. 2024 CA 003707 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein GLEN OAKS RIDGE OWNERS ASSOCIATION, INC. is Plaintiff, and KEITH SPENCER, ROBERT BISSELL, UNKNOWN SPOUSE OF KEITH SPENCER, UNKNOWN SPOUSE OF ROBERT BISSELL and UNKNOWN TENANT(S) IN POSSESSION are Defendants, Karen E. Rushing, Sarasota County Clerk of Court, will sell to the highest and best bidder for cash:

[X] www.sarasota.realforeclose.com, the Clerk's website for online auctions, at 9:00 a.m., on the 26th day of August, 2025 the following described property as set forth in said Final Judgment, to wit:

Unit 21 of GLEN OAKS RIDGE CONDOMINIUM VILLAS, SECTION ONE, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 979, Page 1209, and all exhibits and amendments thereof, recorded in Condominium Plat Book 6, Page 14, Public Records of Sarasota County, Florida.
A/K/A: 3986 Overlook Bend, Unit 21, Sarasota, FL 34232

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

If you are a person with a disability who needs any 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.

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
BY: Carolyn C. Meadows
Florida Bar #92888
G00228/416442/27170891.v1
August 1, 8, 2025 25-01468S

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE
SERVICE - PROPERTY
THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 25CA3113NC
DIVISION "C"
NEW VISTA PROPERTIES, INC.,
a Florida Corporation,
Plaintiff, vs.
MARIA-SOLEDAD CABASCO VILLANUEVA; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; and UNKNOWN SPOUSE OF MARIA-SOLEDAD CABASCO VILLANUEVA,
Defendants.

TO: MARIA-SOLEDAD CABASCO VILLANUEVA; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; and UNKNOWN SPOUSE OF MARIA-SOLEDAD CABASCO VILLANUEVA:

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

Lot 39, Block 2136, Forty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page 38, 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 Albert J. Tiseo, Jr., 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. July 21, 2025

KAREN E. RUSHING,
CLERK OF THE COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
August 1, 8, 2025 25-01463S

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE
SERVICE - PROPERTY
THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 25CA3106NC
DIVISION "A"
NEW VISTA PROPERTIES, INC.,
a Florida Corporation,
Plaintiff, vs.
SHELLEY DELISLE and SHELDON DELISLE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; UNKNOWN SPOUSE OF SHELLEY DELISLE; UNKNOWN SPOUSE OF SHELDON DELISLE; and LYSTRA MITCHELL,
Defendants.

TO: SHELLEY DELISLE and SHELDON DELISLE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, 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; UNKNOWN SPOUSE OF SHELLEY DELISLE; UNKNOWN SPOUSE OF SHELDON DELISLE; and LYSTRA MITCHELL:

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

Lot 29, Block 2192, Forty-Sixth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, 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 Albert J. Tiseo, Jr., 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. July 28, 2025

KAREN E. RUSHING,
CLERK OF THE COURT
(SEAL) By: G. Kopinsky
Deputy Clerk
August 1, 8, 2025 25-01497S

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO. 2024 CC 003302 NC
OAKS BAYSIDE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ASANKA WEERASURIYA AND MARION WEERASURIYA, husband and wife; HUDSON FAMILY LAW; FLOORPLAN XPRESSS, LLC - OK; OAKS CLUB CORPORATION, a Florida not-for-profit corporation; TENANT #1, AS UNKNOWN TENANT IN POSSESSION; and TENANT #2, AS UNKNOWN TENANT IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered in the above styled Case Number 2024 CC 003302 NC, in the County Court of Sarasota, Florida, that the Clerk of Court for Sarasota County will sell the following real property, in Sarasota County, Florida, described as:

Lots 140 and 141, OAKS I Single Family, a subdivision according to the map or plat thereof, as recorded in Plat Book 28, Page 48, of the Public Records of Sarasota County, Florida.

With an address of 75 Osprey Point Drive, Osprey, FL 34229, at public sale, to the highest and best bidder for cash via Internet at: www.sarasota.realforeclose.com on September 8, 2025 at 9:00 am. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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

/s/ Michelle A. Rowe
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
Primary: mrowe@lobeckrowe.com
Secondary: jjabro@lobeckrowe.com
Tertiary: dnolf@lobeckrowe.com
enicholson@lobeckrowe.com
Attorneys for Plaintiff
August 1, 8, 2025 25-01493S