Public Notices

Business Observer

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SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that 3 M EXPANSIONS INC, OWNER, desiring to engage in business under the fictitious name of SARASOTA CONSULTING located at 1701 BIOTECH WAY STE 1, SARASOTA, FLORIDA 34243 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 15, 2025 25-01568S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that 3 M EXPANSIONS INC, OWNER, desiring to engage in business under the fictitious name of IH SALES PARTNERS located at 1701 BIOTECH WAY STE 1, SARASOTA, FLORIDA 34243 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 15, 2025 25-01569S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that 3 M EXPANSIONS INC, OWNER, desiring to engage in business under the fictitious name of HILLTOP PROMOTIONS located at 1701 BIOTECH WAY STE 1, SARASOTA, FLORIDA 34243 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 15, 2025 25-01570S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that 3 M EXPANSIONS INC, OWNER, desiring to engage in business under the fictitious name of HILL MANAGEMENT located at 1701 BIOTECH WAY STE 1, SARASOTA, FLORIDA 34243 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 15, 2025 25-01571S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that 3 M EXPANSIONS INC, OWNER, desiring to engage in business under the fictitious name of SUNSTATE EMPIRE GROUP located at 401 COMMERCIAL COURT STE E, VENICE, FLORIDA 34292 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 15, 2025 25-01573S

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that 3 M EXPANSIONS INC, OWNER, desiring to engage in business under the fictitious name of FLORIDA BUSINESS MANAGEMENT located at 401 COMMERCIAL COURT STE E, VENICE, FLORIDA 34292 intends to register the said name in SARASOTA county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 15, 2025 25-01572S

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 Wisdom's Whisper located at 7125 Fruitville Rd Unit 1399 in the City of Sarasota, Sarasota County, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of August, 2025.

Kimberley B Engstrom

August 15, 2025 25-01586S

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 DBK Services located at 4900 Hidden Oaks Trail in the City of Sarasota, Sarasota County, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of August, 2025.

Daniel Kilroy

August 15, 2025 25-01574S

FIRST INSERTION

Prepared by:
Thomas L Avrutis, Esquire
Return to: John Cunningham Asset Recovery Services
3671 Webber Street #36
Sarasota, FL 34232

RE: SIESTA SANDS RESORT OWNERS ASSOCIATION, INC.
SARASOTA County, Florida
Non-Judicial Timeshare foreclosure process

NOTICE OF PUBLIC AUCTION/ SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, in the Official Records of Sarasota County, Florida, I will sell, to the highest and best bidder for cash, at **SIESTA SANDS RESORT OWNERS ASSOCIATION Manager's Office, 1001 Point of Rocks Road, Siesta Key, FL 34242, on the 18th day of August, 2025 at 11:30am,** the following described real property located in Sarasota County, Florida, to-wit:

Unit Numbers and Week Numbers as set forth below in SIESTA SANDS RESORT, A Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1428, Page 2045, as amended in Book 1885, Page 1326 described in Plat Book 16, Pages 22, 22 A-C, and amended in Plat Book 26, Pages 6-6C, of the Public Records of Sarasota County, Florida.

Unit Number:	**Week Number:**
201	**19, 20, 21, 22, 48**
204	**31**
205	**33, 34**

TO: Owner(s)
Address:
Unit /Week Number(s)
Amount due:

Angelo E Ciuffoletti and Charlene D Ciuffoletti
1366 Denton Street
Greensburg, PA 15601
204/31
$2,870.67 with a per diem amount of $1.42 from April 2, 2024
Kenton D Crofoot
Estate of Kenton D Crofoot
All heir and devisees of the Estate of Kenton D Crofoot
103 Olmstead Place
Syracuse, NY 13219
205/33
$2,643.32 with a per diem amount of $1.30 from April 2, 2024
205/34
$2,643.32 with a per diem amount of $1.30 from April 2, 2024
Janet E Gray
PO Box 375
Mantick, Ontario K4M1A4
Canada
201/48
$2,785.70 with a per diem amount of $1.37 from April 2, 2024
Roger Shepherd and Pauline Shepherd
Estate of Roger Shepherd
All heirs and devisees of the Estate of Roger Shepherd
46 High Ash Drive
South Anston, UK S255HJ
201/19
$2,113.15 with a per diem amount of $1.04 from April 2, 2024
201/20
$2,113.15 with a per diem amount of $1.04 from April 2, 2024
201/21
$2,113.15 with a per diem amount of $1.04 from April 2, 2024
201/22
$2,113.15 with a per diem amount of $1.04 from April 2, 2024

The assessment lien created by the Claim of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above.

You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below.

THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 4th day of AUGUST, 2025.

THOMAS L AVRUTIS, AS TRUSTEE FOR SIESTA SANDS RESORT OWNERS ASSOCIATION, INC
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237
Telephone (941) 955-7715
Facsimile (941) 953-7625
Email: john@timesharenjf.com

August 15, 22, 2025 25-01593S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5700 Anise Dr Sarasota FL, 34238 on 9/4/25 at 10:00AM
Bridget Mobley
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 15, 22, 2025 25-01577S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

300 N Tamiami Trl Osprey, FL 34229 on 09/04/2025 at 02:00pm
Craig Harman
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 15, 22, 2025 25-01576S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

1266 US-41 Venice, FL 34285 on 09/04/2025 at 10:00am
Dave Tejeras
boxes, LR, BR, some exerise equip, dressers

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

August 15, 22, 2025 25-01558S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4029 Bee Ridge Road Sarasota, FL 34233, on 09/04/2025 at 10:00am
Jassica Wise
- 3 bins, clothing
McKenna Halpain
- furniture and 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 15, 22, 2025 25-01550S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

2255 N. Washington Blvd.
Sarasota, FL. 34234
Auction 09/04/2025 at 10:00 AM
Maria Hernandez
Household Boxes and Photos Tools
Cameron Pete
2 gocarts for kids
Kevin Davis

Clothes shoes blankets hygiene kids toys and clothes few pieces of furniture

Shanique Carter
Clothing and shoes

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 15, 22, 2025 25-01553S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4173 Clark Rd Sarasota, FL 34233 on 9/04/2025 at 10:00 AM
Evoke Customs LLC
Business tools, supplies

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 15, 22, 2025 25-01559S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5109 Fruitville Road Sarasota, FL 34232 on 09/04/2025 at 10:00am
Nicole White
Boxes of clothes, lamps and small 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 15, 22, 2025 25-01578S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

19430 Times Circle
Venice ,FL 34292
9/4/2025 @ 11am
John Hawrey
Household Goods

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

August 15, 22, 2025 25-01549S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

6200 Edgelake Dr.
Sarasota, Fl. 34240
Auction Date: 09/04/2025
Time of Sale: 10:00 AM
Tenant: Amanda Dabrieo
Description of Property: Desk, dresser, clothes

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

August 15, 22, 2025 25-01551S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

757 Apex Rd Sarasota, FL 34240 on 09/04/2025 at 10:00am
Carol Padula
Household furniture, beds, dressers, boxes, lamps
Reann Morrow
2 king beds, 2 dresers, 4 side tables, 1 sectional, 1 sofa, 4 bar stools , boxes 20

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 15, 22, 2025 25-01579S

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 Not Just Coins located at 4701 Riverwood Avenue in the City of Sarasota, Sarasota County, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of August, 2025.

Wilma J.Thornton

August 15, 2025 25-01575S

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 SHWPRO located at 3673 Hidden River Rd in the City of Sarasota, Sarasota County, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of August, 2025.

Daniel Martucci

August 15, 2025 25-01580S

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 AIM Consulting located at 2 N. Tamiami Trail, Suite 500 in the City of Sarasota, Sarasota County, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of August, 2025.

Attractive Ideal Match LLC

August 15, 2025 25-01589S

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of AnuShashi Logistics LLC, located at 9264 Starry Night Ave, in the City of Sarasota, County of Sarasota, State of FL, 34241, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 13 August, 2025.

ANUSHASHI LLC
9264 Starry Night Ave
Sarasota, FL 34241

August 15, 2025 25-01594S

Q&A

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

LV18237_V20

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 3509 NC
IN RE: ESTATE OF JOHN R. ATHERTON, Deceased.

The administration of the estate of John R. Atherton, deceased, whose date of death February 3, 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.

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 15, 2025

Mary King
Personal Representative
3389 Magic Oak Lane
Sarasota, FL 34232
Mary E. King, Esq.
Attorney for Personal Representative
Florida Bar No. 987001
Law Office of Mary E. King
3389 Magic Oak Lane
Sarasota, FL 34232
Telephone: (941) 906-7585
Email: Tax@kinglawpl.com
August 15, 22, 2025 25-01597S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORID PROBATE DIVISION
File No. 2025-CP-3293 NC
IN RE: ESTATE OF: JOHN L. WELLS, Deceased.

The administration of the estate of JOHN L. WELLS, deceased, whose date of death was April 3, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 15, 2025

JULIA FORBES
Personal Representative
4199 Vallarta Court
Sarasota, FL 34233
DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
August 15, 22, 2025 25-01598S

FIRST INSERTION

LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Lakewood Ranch Stewardship District ("**District**") will hold the following public hearings and a regular meeting:

DATE:	September 5, 2025
TIME:	9:00 a.m.
LOCATION:	Offices of Schroeder-Manatee Ranch, Inc. 14400 Covenant Way Lakewood Ranch, Florida 34202

The first public hearing is being held pursuant to Chapter 2005-338, Laws of Florida and Chapter 189, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**FY 2026**"). The second public hearing is being held pursuant to Chapter 2005-338, Laws of Florida and Chapters 189, and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon certain lands located within the District, to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearing, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The schedule of the proposed O&M Assessments based on the proposed build out budget, which are subject to change at the hearing, is not to exceed $658.32 per equivalent residential unit ("ERU") on each certain property within the District, per year. Please note that assessments in any year prior to final build out will be less.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for FY 2026.

For FY 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

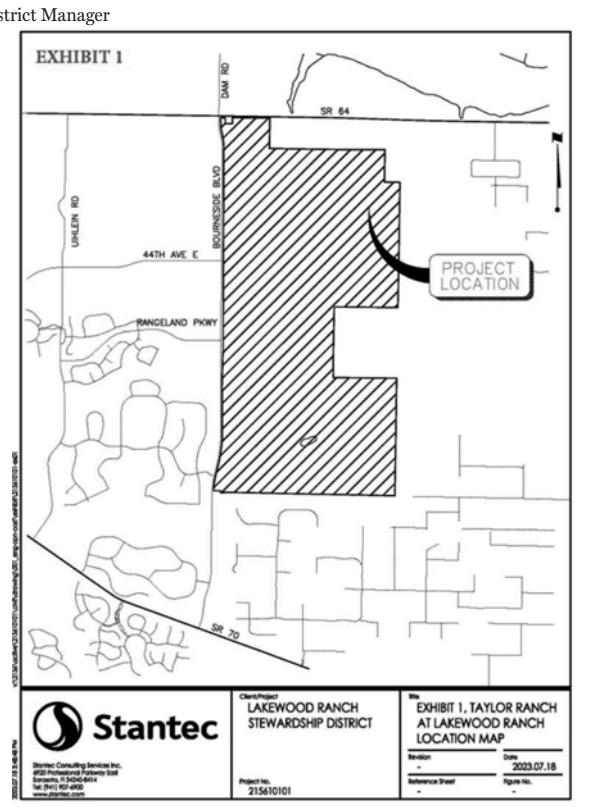
Additional Provisions

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 12051 Corporate Blvd., Orlando, Florida 32817, Ph: (407) 723-5900 ("**District Manager's Office**"), during normal business hours or on the District's website at https://lakewoodranchstewardship.com. The publics hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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 15, 2025 25-01592S

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2023 CA 004317 NC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
THERESA A. DAVIDSON; CAPITAL ONE BANK (USA), N.A.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 9, 2024 and an Order Resetting Sale dated July 24, 2025 and entered in Case No. 2023 CA 004317 NC of the Circuit Court in and for Sarasota County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and THERESA A. DAVIDSON; CAPITAL ONE BANK (USA), N.A.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, are Defendants, KAREN E. RUSHING, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.sarasota.realforeclose.com, 9:00 a.m., on September 4, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 9, BLOCK M, SOUTH GATE RIDGE UNIT 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 93, IN 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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

North Sarasota County (case numbers ending in NC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.

South Sarasota County (case numbers ending in SC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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 July 30, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1475-191000 / TM1
August 15, 22, 2025 25-01599S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 582024CA003965XXXANC
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ALFONSO BAUTISTA MONTERO; MARIA CONCEPCION GUTIERREZ CAZARES; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 31, 2025, and entered in Case No. 582024CA003965XXXANC of the Circuit Court in and for Sarasota County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ALFONSO BAUTISTA MONTERO; MARIA CONCEPCION GUTIERREZ CAZARES; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, are Defendants, KAREN E. RUSHING, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.sarasota.realforeclose.com, 9:00 a.m., on October 29, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 19, BLOCK 393, TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 22 THROUGH 22-M, 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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

North Sarasota County (case numbers ending in NC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.

South Sarasota County (case numbers ending in SC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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 August 8, 2025.
By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1475-203812 / TM1
August 15, 22, 2025 25-01600S

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025-CP-3755 NC
IN RE: ESTATE OF ANNIE H. ABRAMOWICZ, Deceased.

The administration of the estate of ANNIE H. ABRAMOWICZ, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 15, 2025.

JACQUES S. ABRAMOWICZ
Personal Representative
John J. Waskom
Attorney for Personal Representative
Florida Bar No. 0962181
Icard, Merrill, Cullis, Timm, Furen & Ginsburg. P.A.
8470 Enterprise Cir., Ste. 201
Lakewood Ranch, FL 34202
Telephone: 941-907-0006
Email: jwaskom@icardmerrill.com
Secondary Email:
kcapp@icardmerrill.com
August 15, 22, 2025 25-01591S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003588-NC
IN RE: ESTATE OF DANIEL JOSEPH LANG Deceased

The administration of the estate of Daniel Joseph Lang, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is: 2000 Main Street, Rm 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is August 15, 2025.

Personal Representative:
William Schueler, III
381 Orrs Mills Rd #8
New Windsor, NY 12553
Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
August 15, 22, 2025 25-01590S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 3311 SC
Division South County
IN RE: ESTATE OF MARIAN M. HOGAN Deceased.

The administration of the estate of MARIAN M. HOGAN, 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, 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 15, 2025.

Personal Representative:
MARIAN HOGAN NASH
405 Park Blvd. N.
Venice, Florida 34285
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 15, 22, 2025 25-01588S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-003896-NC
Division PROBATE
IN RE: ESTATE OF JUDITH A. MCDOUGALL Deceased.

The administration of the estate of Judith A. McDougall, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 8/15/25

Personal Representative:
Elaine Cathy Williams
7274 Eleanor Circle, #201
Sarasota, Florida 34243
Attorney for Personal Representative
Teresa K. Bowman, Esq.
Attorney for the
Personal Representative
Florida Bar Number: 0021453
Teresa K. Bowman P.A.
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 15, 22, 2025 25-01596S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003745-NC
IN RE: ESTATE OF LAWRENCE N. CAPECE, Deceased.

The administration of the estate of LAWRENCE N. CAPECE, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is The Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Blvd, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 15, 2025.

VINCENT CAPECE
Personal Representative
John J. Waskom, Esq.
Attorney for Personal Representative
Florida Bar No. 0962181
Icard, Merrill, Cullis, Timm, Furen & Ginsburg,P.A.
8470 Enterprise Cir Ste 201
Lakewood Ranch, FL 34202
Telephone: 941-907-0006
Email: jwaskom@icardmerrill.com
Secondary Email:
kcapp@icardmerrill.com
August 15, 22, 2025 25-01587S

FIRST INSERTION

AMENDED NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER: 2025 CP 003015 SC
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 15, 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 15, 22, 2025 25-01582S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-003924-NC
Division PROBATE
IN RE: ESTATE OF MOLLY JEAN SCHENK Deceased.

The administration of the estate of Molly Jean Schenk, deceased, whose date of death was July 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 8/15/25

Personal Representative:
Jessica Pritchard
7032 40th Ct. East
Ellenton, Florida 34222
Attorney for Personal Representative
Teresa K. Bowman, Esq.
Attorney for the
Personal Representative
Florida Bar Number: 0021453
Teresa K. Bowman P.A.
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 15, 22, 2025 25-01595S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025 CP 003542 NC
Division: Probate
In Re The Estate Of: ANNE K. PASTORE Deceased

The administration of the estate of ANNE K. PASTORE, deceased, whose date of death was June 28, 2025, File Number 2025CP003542NC, is pending in the Probate Court, Sarasota County, Florida, 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, who have 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 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 15, 2025.

JENNIFER A. PASTORE
Personal Representative
34 Grandview Drive
Ridgefield, CT 06877
Mary E. Van Winkle, Esq.
Attorney For Personal Representative
Van Winkle & Sams, P.A.
3859 Bee Ridge Road, Suite 202
Sarasota, Florida 34233
Phone: 941-923-1685
Florida Bar No. 374830
Primary E-mail:
Lvanwinkle23@gmail.com
Secondary E-mail:
servicemevw@gmail.com
August 15, 22, 2025 25-01555S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025-CP-3522 NC
IN RE: ESTATE OF SUZANNE F. FREUND, Deceased.

The administration of the ESTATE OF SUZANNE F. FREUND, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 8/15, 2025.

Personal Representative:
THE NORTHERN TRUST COMPANY
By: SAMANTHA KELLY
Vice President
11301 U.S. Highway One
North Palm Beach, Florida 33408
Attorney for Personal Representative:
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
August 15, 22, 2025 25-01581S

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V35

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 002849 NC
Division Probate
IN RE: ESTATE OF
LUCILLE P. TOGNO
Deceased.

The administration of the estate of Lucille P. Togno, deceased, whose date of death was March 12, 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 August 15, 2025.

Personal Representative
Susan M. Byrne
Petitioner
22 Deauville Drive,
Parsippany, NJ 07054
Attorney for Personal Representative
Lori A. Capone, Esq.
FL Bar No. 1032299
Email: lori@loricapone.com
7103 L'Pavia Blvd.
Venice, FL 34292
Tel: (412)310-3555
2nd Email: loricaponejd@gmail.com
August 15, 22, 2025 25-01560S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP003647SC
Division Probate
IN RE: ESTATE OF
GEORGE A. KOCHER III
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is August 15, 2025

Personal Representative:
Lory Weisensee
Crews Bank & Trust
1100 Tamiami Trail
Port Charlotte, Florida 33953
Attorney for Personal Representative:
Jeffrey M. Backo, Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary E-Mail:
shelly@northportlaw.com
August 15, 22, 2025 25-01563S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 002460 SC
IN RE: ESTATE OF
EDITH J. BERNDT
Deceased.

The administration of the estate of EDITH J. BERNDT, deceased, whose date of death was February 12, 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 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 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, 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 15, 2025.

Personal Representatives:
SHERRY WHITTEN
8393 Herbison Ave.
North Port, Florida 34287
CINDY S. MEITZLER
450 Crane Rd.
Venice, FL 34293
Attorney for Personal Representatives:
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 15, 22, 2025 25-01562S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 3136 NC
IN RE: ESTATE OF
SCOTT ERIC McFADDEN
Deceased.

The administration of the estate of SCOTT ERIC McFADDEN, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 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. 132.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s.732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is August 15, 2025.

BRIAN O'DONNELL
P.O. Address
4134 SEA MARSH PLACE,
Parrish, FL 34219
Personal Representative
SANDY ALAN LEVITT, P.A.
Attorneys for Personal Representative
2201 RINGLING BOULEVARD
SUITE 203
SARASOTA, FL 34237
Telephone: (941) 955-9993
Florida Bar No. 0282529
Email Addresses:
salevitt.pa@verizon.net
August 15, 22, 2025 25-01584S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 3705 NC
Division Probate
IN RE: ESTATE OF
JESUS M. SOTOMAYOR
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 Jesus M. Sotomayor, deceased, File Number 2025 CP 3705 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237; that the decedent's date of death was May 19, 2025; that the total value of the estate is $0 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
EDGAR L. SOTOMAYOR
11012 SW Redwing Drive
Stuart, FL 34997
ADALINE M. WILLIAMS
5251 Bunyan St.
Sarasota, Florida 34232
LARRY J. SOTOMAYOR
1004 N. Lockwood Ridge Rd. Apt B
Sarasota, Florida 34237
EDWARD M. SOTOMAYOR
(Estate of)
8261 Nandina Dr.
Sarasota, Florida 34240

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 15, 2025.

Person Giving Notice:
Edgar L. Sotomayor
11012 SW REdwing Drive
Stuart, Florida 34997
Petitioner
Attorney for Person Giving Notice
Christopher D. Smith, Esq.
Attorney for Petitioner
Florida Bar Number: 0605433
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com
Secondary E-Mail:
paralegals@chrissmith.com
August 15, 22, 2025 25-01565S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 003812 SC
Division PROBATE
IN RE: ESTATE OF
LORRAINE ANN STOVER A/K/A
LORRAINE A. STOVER
Deceased.

The administration of the estate of LORRAINE ANN STOVER A/K/A LORRAINE A. STOVER, 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 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the co-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 representatives 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 15, 2025.

Co-Personal Representatives:
JEFFREY D. STOVER
1015 Laural Avenue
Venice, FL 34285
CHRISTOPHER J. STOVER
10411 Napoleon Street
Fredericksburg, VA 22408
Attorney for
Co-Personal Representatives:
A. BRENT McPEEK, ESQUIRE
Attorney for Co-Personal
Representatives
Florida Bar Number: 0003905
3986 S. Tamiami Trail
Venice, FL 34293
Telephone: (941) 492-3400
Fax: (941) 492-3422
E-Mail: brent@mcpeeklawfirm.com
Secondary E-Mail:
shawn@mcpeeklawfirm.com
August 15, 22, 2025 25-01583S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 3412 SC
Division South County
IN RE: ESTATE OF
ROBERT E. PHIPPS
Deceased.

The administration of the estate of ROBERT E. PHIPPS, deceased, whose date of death was February 5, 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 not 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 15, 2025.

Personal Representative:
MARTHA K. VAN TASELL PHIPPS
7000 Aston Gardens Dr., Apt 110
Venice, Florida 34292
Attorney for Personal Representative:
STEPHEN K. BOONE, ESQ.
Florida Bar Number: 0371068
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 15, 22, 2025 25-01552S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022-CP-002454-NC
IN RE: ESTATE OF
MICHAEL SLAGH
Deceased.

The administration of the estate of MICHAEL SLAGH deceased, whose date of death was September 12, 2021, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The Personal Representative has no duty to discover whether any property held at the time of decedent's death by the decedent or by 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. 732.221.

The date of first publication of this notice is August 15, 2025.

Personal Representative:
Theodore A. Gollnick
100 Wallace Ave., Suite 205
Sarasota, Florida, 34237
Attorney for Personal Representative:
Theodore A. Gollnick, Esq.
Florida Bar Number: 310719
100 Wallace Ave., Suite 205
Sarasota, Florida 34237
Telephone: (941) 365-9195
Fax: (941) 365-0571
E-Mail: ted@gollnickpa.com
August 15, 22, 2025 25-01564S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 003679 NC
Division: Probate
IN RE: ESTATE OF
DANIEL R. ARVIDSON,
Deceased.

The administration of the estate of Daniel R. Arvidson, deceased, whose date of death was June 19, 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 15, 2025.

Personal Representative:
Amanda Peterson
c/o Ledbetter Cowan Law Group
229 Pensacola Road
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: 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 15, 22, 2025 25-01554S

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Business Observer
LV4769

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 002548 NC
WELLS FARGO BANK, N.A., Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST TIM ELGAARD AKA TIM ALAN ELGAARD, DECEASED, et al,
Defendant(s).
To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST TIM ELGAARD AKA TIM ALAN ELGAARD, DECEASED
Last Known Address:
UNKNOWN , A
Current Address: Unknown

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

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SARASOTA, STATE OF FLORIDA:
LOT 18, BLOCK 931, FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 14 AND 14A THROUGH 14B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
A/K/A 8782 FAY AVE NORTH PORT FL 34287

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

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

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

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.

WITNESS my hand and the seal of this court on this 7 day of August, 2025.

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

25-005842
August 15, 22, 2025 25-01556S

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 000913
PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS.
ROBERT R. KRAEFT; LAKESHA L. DEAN; ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS 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 000913, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and ROBERT R. KRAEFT; LAKESHA L. DEAN; ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS 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 October 29, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 50, ISLANDWALK AT THE WEST VILLAGES, PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 38, 38A THROUGH 38P, 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 8th 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
1457-877B
August 15, 22, 2025 25-01561S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2024 CA 005117 NC
HOMEWARD RESIDENTIAL, INC., Plaintiff, vs.
BENJAMIN RODGER A/K/A BENJAMIN-PIERCE RODGER; MELISSA RODGER A/K/A MELISSA-MARIE RODGER; HUNTER N RODGER A/K/A HUNTER RODGER; JPMORGAN CHASE BANK, N.A.; GOODLEAP, LLC;
Defendants
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated July 31, 2025, and entered in Case No. 2024 CA 005117 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for SARASOTA County, Florida. HOMEWARD RESIDENTIAL, INC., is Plaintiff and BENJAMIN RODGER A/K/A BENJAMIN-PIERCE RODGER; MELISSA RODGER A/K/A MELISSA-MARIE RODGER; HUNTER N RODGER A/K/A HUNTER RODGER; JPMORGAN CHASE BANK, N.A.; GOODLEAP, LLC, are defendants. Karen E. Rushing, Clerk of Circuit Court for SARASOTA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.sarasota.realforeclose.com at 9:00 a.m., on the 16TH day of SEPTEMBER, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 12426, 12427 AND 12428, SOUTH VENICE UNIT 48, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 12, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 8th day of August, 2025
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH20262-24/sap
August 15, 22, 2025 25-01566S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2022 CA 004376 NC
RESIDENTIAL INVESTMENT TRUST IV, Plaintiff, vs.
BLUE INTERNATIONAL GROUP, LLC, a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN SPOUSE OF LUCRECIA DELMONTE; GALLOWAY ROOFING LLC, AS WELL AS ALL MATERIALMEN, SUPPLIERS, CONTRACTORS, and SUB-CONTRACTORS; CITY OF SARASOTA; HOMEBRIDGE FINANCIAL SERVICES, INC.; WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST IV-A; UNKNOWN TENANT #1 and UNKNOWN TENANT #2,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on the 31st day of July 2025, in Case No. 2022-CA-004376 NC, of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff BLUE INTERNATIONAL GROUP, LLC, a Florida Limited Liability Company; LUCRECIA DELMONTE; UNKNOWN SPOUSE OF LUCRECIA DELMONTE; GALLOWAY ROOFING LLC, AS WELL AS ALL MATERIALMEN, SUPPLIERS, CONTRACTORS, and SUB-CONTRACTORS; CITY OF SARASOTA; HOMEBRIDGE FINANCIAL SERVICES, INC.; WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST IV-A; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are the Defendants. Karen Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at, 9:00 AM on the 4th day of September 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, TYLER AND DARLING'S FIRST ADDITION TO ENGLEWOOD, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 59, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:
BEGIN AT THE NORTHEAST CORNER OF LOT 2, TYLER AND DARLING'S FIRST ADDITION TO ENGLEWOOD; THENCE N 88°16'21" W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 185.08 FEET; THENCE S 12°20'13" E A DISTANCE OF 108.19 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S 86°49'51" E, A DISTANCE OF 184.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MCCALL ROAD (50' RIGHT-OF-WAY); THENCE N 11°40'40" W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGIN¬NING.
LESS THE FOLLOWING DESCRIBED PARCEL:
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1 THENCE N 86°49'51" W ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 70.27' TO THE POINT OF BEGINNING; THENCE S 03°10'09" W LEAVING SAID NORTH LINE OF LOT I A DISTANCE OF 3,54'; THENCE N 84°29'23" W A DISTANCE OF 45.73'; THENCE N 03°10'09" E A DISTANCE OF 1.67' TO A POINT ON THE NORTH LINE OF LOT 1; THENCE S 86°49'51" E ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 45.69' TO THE POINT OF BEGINNING, SUBJECT TO THE REVERTER CLAUSE IN THE INSTRUMENT OF CONVEYANCE #2001155985.
ALSO LESS THE FOLLOWING DESCRIBED PARCEL:
COMMENCE AT THE NORTHEAST CORNER OF LOT I, OF SAID TYLER AND DARING'S FIRST ADDITION TO ENGLEWOOD, THENCE N 86°49' 51" W ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 185.00' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE N 86°49'51" W A DISTANCE OF 46.00'; THENCE N 12°20'13" W LEAVING SAID NORTH LINE A DISTANCE OF 2.70'; THENCE S 86°49'51" E A DISTANCE OF 46.00'; THENCE S 12°20'13" E A DISTANCE OF 2.70' TO THE POINT OF BEGINNING, SUBJECT TO THE REVERTER CLAUSE IN THE INSTRUMENT OF CONVEYANCE #2001155986 WHICH HAS BEEN CONVEYED TO LOT 1 UNDER INSTRUMENT #2001155989.
TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE NORTH 15.00' OF SAID LOT 2(B) WHICH LOT 2(B) IS DESCRIBED AS:
BEGIN AT THE NORTHEAST CORNER OF LOT 2, TYLER AND DARLING'S FIRST ADDITION TO ENGLEWOOD; THENCE N 88°16'21" W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 185.08 FEET; THENCE S 12°20'13" E A DISTANCE OF 108.19 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S 86°49'51" E, A DISTANCE OF 184.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MCCALL ROAD (50' RIGHT-OF-WAY); THENCE N 11°40'40" W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 780 SOUTH MCCALL RD, ENGLEWOOD, FL 34223

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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 6th day of August 2025.
By: /s/Kimberly George
Kimberly George, Esq.
Bar Number: 134661
22-05251
August 15, 22, 2025 25-01548S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO: 2025CA000632NC
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, -vs-
UNKNOWN SPOUSE OF JENNIFER LEE ANZURES , UNKNOWN SPOUSE OF MARIO ANZURES , UNKNOWN OCCUPANT 1, UNKNOWN OCCUPANT 2, JENNIFER LEE ANZURES, MARIO ANZURES AND THE WOODS HOMEOWNERS ASSOCIATION, INC., Defendant(s)
TO: JENNIFER LEE ANZURES AND UNKNOWN SPOUSE OF JENNIFER LEE ANZURES
Last Known Address: 1932 Wood Hollow Lane, Sarasota, FL 34235

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

LAND SITUATED IN THE COUNTY OF SARASOTA IN THE STATE OF FL LOT 35, THE WOODS, UNIT II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 38, 38A AND 38B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
1932 Wood Hollow Lane, Sarasota, FL 34235

The action was instituted in the Circuit Court, Twelfth Judicial Circuit in and for Sarasota, County, Florida; Case No. 2025CA000632NC; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Jennifer Lee Anzures. You are required to serve a copy of your written defenses, if any, to the action on Brandi Wilson, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 9-15-2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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

DATED: August 6, 2025
KAREN E RUSHING, CLERK
Sarasota Clerk of the Circuit Court
As Clerk of Court
(SEAL) By: G. Kopinsky
As Deputy Clerk
August 15, 22, 2025 25-01567S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025 CA 002720 NC
ONSLOW BAY FINANCIAL, LLC, Plaintiff, vs.
JUAN DAVID DAVINOVISH; VENICE GARDENS CIVIC ASSOCIATION, INC.; JUDITH ANN PADOLIK A/K/A PADOLIK AS TRUSTEE OF THE JUDITH ANN PADOLIK REVOCABLE TRUST AGREEMENT, DATED NOVEMBER 30, 2017; UNKNOWN TENANT #1; UNKNOWN TENANT #2
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 03 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 333, VENICE GARDENS SUBDIVISION UNIT 5, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
PROPERTY ADDRESS: 320 BRIARWOOD ROAD, VENICE, FL 34293

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, 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 CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 05 day of August 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-02093
August 15, 22, 2025 25-01585S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2025 CC 003807 SC
GRAND PALM MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
AARON P. LOVERIN AND NATALEN B. LOVERIN, husband and wife; TENANT #1, AS UNKNOWN TENANT IN POSSESSION; and TENANT #2, AS UNKNOWN TENANT IN POSSESSION,
Defendants.
To: AARON P. LOVERIN; 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:
LOT 1736, GRAND PALM, PHASE2-C, according to the plat thereof, as recorded in Plat Book 52, Page 351, of the Public Records of Sarasota County, Florida.
With a street address of 12444 Destin Loop, Venice, Florida 34293 (hereinafter referred to as "the property").

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

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

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

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, GRAND PALM MASTER ASSOCIATION, INC.
August 15, 22, 2025 25-01546S

--- ACTIONS/ SALES ---

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 58-2015-CA-006913
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC1,
Plaintiff, vs.
DAWN OHLSSON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 30, 2025, and entered in Case No. 58-2015-CA-006913 of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which U.S. Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC1, is the Plaintiff and Dawn Ohlsson, Unknown Party #1 NKA Dakota Ohlsson, are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the September 30, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 11, SHADOW LAKES, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.
A/K/A 3261 MAYFLOWER ST, SARASOTA, FL 34231

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 04 day of August 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
CT - 15-204657
August 15, 22, 2025 25-01557S

FIRST INSERTION

NOTICE OF ACTION FOR FORFEITURE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2025 CA 003327 NC
IN RE: FORFEITURE OF THE FOLLOWING DESCRIBED PROPERTY: BINANCE.COM UID #877393126 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 the Florida Department of Law Enforcement (FDLE) seized the above-described property. The Court has issued an Order Finding Probable Cause. All persons or entities 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 19, 2025. Failure to file your defenses will result in a default being entered against you.

Lydon William Schultz
Assistant Attorney General
Florida Bar No. 126615
Office of the Attorney General
3507 E. Frontage Road, Suite 150
Tampa, FL 33607
(813) 233-2880
August 15, 22, 2025 25-01547S

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / SALES ---

FOURTH 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: 2T2KGCEZ3RC032856

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

SECOND 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
F: (904) 660-0029
pdodson@lippes.com
bwilliams@lippes.com
Attorneys for Plaintiff
August 8, 15, 2025 25-01544S

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2024 CC 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO. 2025 CA 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

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.: 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

--- ESTATE / SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- ESTATE / SALES ---

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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