

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of EL Publishing located at 3800 Gatewood Drive 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 4th day of September, 2025.	
Poupees Galore LLC	
Elizabeth Levy	
September 12, 2025	25-01725S

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 Diamond Drywall & Glass located at 6901 E. Professional Pky in the City of Sarasota, Sarasota County, FL 34242 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 2th day of September, 2025.	
CANTER CONSULTING MGT GROUP, LLC	
September 12, 2025	25-01743S

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 Little Nest Co located at 5342 clark road #3253 in the City of sarasota, Sarasota County, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 8th day of September, 2025.	
Rebecca R Orchard	
September 12, 2025	25-01749S

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 Wild Bill Adventures located at 935 N Beneva Rd Ste 609-1233 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 6th day of September, 2025.	
Oyster Stack Media LLC	
September 12, 2025	25-01739S

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 ROCKY'S HEMP HAVEN located at 1950 Bayshore Drive in the City of Englewood, Sarasota County, FL 34223 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 5th day of September, 2025.	
Rock Pollock	
September 12, 2025	25-01737S

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 Aleah Bakes located at 7520 Weeping Willow Drive in the City of Sarasota, Sarasota County, FL 34241 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 5th day of September, 2025.	
Aleah Colón-Alfonso	
September 12, 2025	25-01738S

FIRST INSERTION	
BOARD OF SUPERVISORS MEETING DATES UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026	

The Board of Supervisors of the University Place Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Hampton Inn Suites Sarasota/Lakewood Ranch located at 8565 Cooper Creek Boulevard, Sarasota Florida 34201 at 4:30 p.m. unless otherwise indicated as follows:

October 27, 2025
November 24, 2025
December 22, 2025
January 26, 2026*
February 23, 2026
March 23, 2026
April 27, 2026
May 18, 2026
June 22, 2026
July 27, 2026
August 24, 2026
September 28, 2026

* The meeting on January 26, 2026 will convene at 4:30 p.m., at the Courtyard Sarasota at University Town Center located at 8305 Tourist Center Dr, Sarasota, FL 34201

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 3434 Colwell Ave, #200, Tampa, Florida 33614 or by calling (813) 933-5571.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least 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 Office.

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

Lynn Hayes District Manager September 12, 2025	25-01744S
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FIRST INSERTION	
PUBLIC NOTICE	

Wish to inform and declare Society Wellness Church, a religious sanctuary, founded June 25th 2018, a special and sacred ministry in the tradition of monastic medicine, sanctified healing, ecclesiastical medicine, holistic healing, nature cure, and indigenous medicines as part of our religious doctrine. Welcome to all who have faith. Hospitalier religious orders date back to the 4th century and have moved forward to present day with a long tradition of helping and aiding the sick, poor and needy, via diverse fields and beliefs central to God.

Commissioned by ordination (Decree Numbers 2016.ds.022, 2021.004, 011/2022, 013/2022) to help others and communicants that want to heal under the Kingdom of God – as a religious therapeutic – the Kingdom of Health. Sacerdotal duties have been declared by the following Orders: Sacred Medical Order of the Church of Hope, Holy Apostolic-Catholic Church of the East in Brazil, Knights Templar Order - Monastic Order of the Knights of our Lord, Knights of St. John (Ambulance) and Knights of St. Lazarus of Jerusalem Hospitalier Order, and the firmly held belief in Christian Science of Mind. Let it be known that Ordained Dame-Rev-Mother Melanie Kasper (Florida resident) and Society Wellness Church recite and abide by the Hippocratic Oath. As adherents of Truth, we take the inspired Word of the Bible as our guide to eternal Life. Jesus’ human life characterized the kind of son-ship that Christian Scientists believe is provable for all as the children of God. He is seen as the Exemplar, the Way-shower. The divine nature he expressed is the Christ, and the Christ-God’s expression of Himself is eternal and ever-present. Understanding man’s pure, indestructible relationship with God is what results in regeneration, health and healing.

The historical precedents that started as monastic (monastery) medicine in Christendom continued down two separate but equal paths. 1 - the Catholic Church organized hospital 2 - through the exploration of the Americas into the Caribbean that validated nature cure. Nature Cure continued to grow to include – The Natural Hygiene Movement, Naturopathy, Thomsonian Medicine, Indigenous Herbal medicine, Colonial Medicine, Religious and Tribal Medicines of the Ameri-Indian, the Arawak and Caribe. Missions became popular as exploration to all forms of healing. John Wesley founder of the Methodist Church continued to amplify that tradition with his missionary work.

Society Wellness Church exercises maintaining health and wellness of the body, mind, and spirit under the Kingdom of God. Respecting the relationship between physical and spiritual health by recognizing the connections and traditions of global indigenous cultures; in healing, religion, and spiritual medicine from around the world and embracing all religious therapeutics.

By the grace of God we inform that in accordance to the canonical laws that govern our Ecclesiastical Community (Ecclesiastical Sovereign Principality) and in accordance with the traditions and laws of the ancient and Holy Church of Christ, recognition of Dame Rev Mother Melanie Kasper – in the name of the Father son and Holy Spirit. Peace, Health, and Divine Grace. Amen.
Sept. 12, 19, 26; Oct. 3, 2025

25-01726S

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 Kim's Auto Body located at 4249 Clark Road in the City of Sarasota, Sarasota County, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 9th day of September, 2025.	
Dougus, LLC	
September 12, 2025	25-01756S

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 Millers Septic Pumping located at 1951 Racimo Dr 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 10th day of September, 2025.	
Kevin Miller	
September 12, 2025	25-01755S

FIRST INSERTION	
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NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE
RE: GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION, INC. SARASOTA County, Florida
Non-Judicial Timeshare foreclosure process
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 GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION Resort Manager's Office, 3008 Gulf of Mexico Drive, Longboat Key, FL 34228, on the 29th day of September, 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 GULF TIDES OF LONGBOAT KEY, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1446, Page 429, of the Public Records of Sarasota County, Florida, and all amendments thereto, and as per Plat thereof recoded in Condominium Book 17, Page 7 of the Public Records of Sarasota County, Florida, together with an undivided share in the common elements appurtenant thereto.
Unit Number: Week Number: Unit Number: Week Number:
101 42 102 07
103 32 105 16
106 04, 23 107 20
109 47 201 03
205 02 207 18, 30
208 42 209 19, 26, 31, 51
210 30
TO: Owner(s)
Address:
Unit /Week Number(s)
Amount due:
Luba Babich-Jaksie, MD
The Estate of Luba Babich-Jaksie, MD
Any heirs and devisees of the Estate of Luba Babich-Jaksie, MD
28811 Soundview Drive S
Des Moines, WA 98198
209/31
\$2,968.58 with a per diem amount of \$1.47 as of February 23, 2025
210/30
\$2,968.58 with a per diem amount of \$1.47 as of February 23, 2025
Kathy Suzanne Cox, Trustee of The Kathy Suzanne Cox Living Trust
PO Box 1976
124 Mariposa Lane
Banner Elk, NC 28604-1976
205/02
\$2,970.66 with a per diem amount of \$1.47 as of February 23, 2025
James D'Avignon
2060 Hilda Ann Road
Zephyrhills, FL 33540
106/23
\$2,956.28 with a per diem amount of \$1.46 as of February 23, 2025
Cari Duncan
7174 Topaz Street
Rancho Cucamonga, CA 91701
209/51
\$4,204.43 with a per diem amount of \$2.08 as of February 23, 2025
Gary Figler & Margaret Figler
401 Coastal View Drive
Webster, NY 14580
106/04
\$150.00 with a per diem amount of \$0.08 as of February 23, 2025
Carmen R Hape
8435 Laurelon Place
Temple Terrace, FL 33637
207/30
\$4,325.68 with a per diem amount of \$2.14 as of February 23, 2025
Jan Leonard Janiczek & Carolyn Kay Janiczek
The Estate of Jan Leonard Janiczek & any heirs and devisees; and
The Estate of Carolyn Kay Janiczek & any heirs and devisees
16048 Fairway Drive
Dumfries, VA 22026
109/47
\$4,300.19 with a per diem amount of \$2.12 as of February 23, 2025
Yvonne Kurtzhals
130 Begonia Court
Griffen, GA 30223
207/18
\$2,963.85 with a per diem amount of \$1.47 as of February 23, 2025

Nicholas J Mady & Tracy A Mady
105 Meyer Drive
Dingsman Ferry, PA 18328
107/20
\$2,832.47 with a per diem amount of \$1.40 as of February 23, 2025
209/19
\$2,832.46 with a per diem amount of \$1.40 as of February 23, 2025
Karl Luis Shriver
4386 E Luse Road
Monticello, IN 47960
102/07
\$3,172.03 with a per diem amount of \$1.57 as of February 23, 2025
Kay Lynn Riegel
7634 Crauns Beach Road
Quincy, MI 49082
102/07
\$3,172.03 with a per diem amount of \$1.57 as of February 23, 2025
Kathryn Jay Glaysheer
3915 Meandering Way
Crystal, IL 60014
102/07
\$3,172.03 with a per diem amount of \$1.57 as of February 23, 2025
Kristen Joy McGill
1004 W 100 N
Flora, IN 46929
102/07
\$3,172.03 with a per diem amount of \$1.57 as of February 23, 2025
Kimberly Ann Shriver Samorian
1231 Maritime Avenue
Plainfield, NJ 07060
102/07
\$3,172.03 with a per diem amount of \$1.57 as of February 23, 2025
Joseph Stern, Trustee, of the SJM Family Trust
5225 Windjammer Road
Plano, TX 75093
201/03
\$3,924.32 with a per diem amount of \$1.94 as of February 23, 2025
Charles G Tucker & Renee Tucker
147 Tiger Lilly Road
Parrish, FL 34219
208/42
\$2,804.45 with a per diem amount of \$1.39 as of February 23, 2025
Duane C Wilson & Martha M Wilson, Co-Trustees if the Wilson Family Trust
901 W Baker Road Apt 309
Baytown, TX 77521
101/42
\$2,671.99 with a per diem amount of \$1.32 as of February 23, 2025
Yoshito Seltzer
The Estate of Yoshito Seltzer and all heirs and devisees
Address Unknown
103/32
\$1,254.65 with a per diem amount of \$0.62 as of February 23, 2025
209/26
\$1,254.65 with a per diem amount of \$0.62 as of February 23, 2025
Edward Schmitt, Jr
The Estate of Edward Schmitt, Jr and all heirs and devisees
405 Wharton Blvd West
Exton, PA 19341
105/16
\$1,418.39 with a per diem amount of \$0.70 as of February 23, 2025
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 27th day of AUGUST, 2025.
THOMAS L AVRUTIS
THOMAS L AVRUTIS, AS TRUSTEE FOR
GULF TIDES OF LONGBOAT KEY
CONDOMINIUM ASSOCIATION, INC
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237
Telephone (941) 955-7715
Facsimile (941) 953-7625
Email: john@timesharenjf.com
September 12, 19, 2025

25-01733S

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

2025

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Business Observer

--- ESTATE ---

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File Number: 2025CP003433 IN RE: ESTATE OF VIOLA D. GINTOLI, Deceased.</p> <p>The administration of the Estate of Viola Gintoli, Deceased, whose date of death was March 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon whom a copy of this Notice is required to be serve d must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION</p>
<p>OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The 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 732.221.</p> <p>The date of first publication of this Notice is September 12, 2025.</p> <p>Personal Representative: JOSEPH GINTOLI 11566 ALESSANDRO LANE VENICE, FL 34293 Attorney for Personal Representative: BARRY A. DIAMOND, #471770 LAW OFFICES OF BARRY A. DIAMOND, P.A. Coral Springs Professional Campus 5541 N. University Drive, Suite 103 Coral Springs, Florida 33067 Telephone: (954) 752-5000 September 12, 19, 2025 25-01722S</p>
FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No. 2024- CP 005926- NC IN RE: ESTATE OF MARY LOUISE HAWKINS BLUEWEISS, Deceased.</p> <p>The administration of the estate of Mary Louise Hawkins Blueweiss, deceased, whose date of death was June 16, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>
<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 12, 2025.</p> <p>Lori Blueweiss-Konstantopoulos Personal Representative 2075 26th Street Apt 3B Astoria, New York 11105 /s/Spiro J. Verras Spiro J. Verras, Esq. Attorney for Personal Representative: Florida Bar Number: 479240 Verras Law, P.A. 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com Secondary Email: contact@verras-law.com September 12, 19, 2025 25-01730S</p>
FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003083-NC IN RE: ESTATE OF BEVERLY LYNN NAMINSKY A/K/A BEVERLY BREEDEN NAMINSKY Deceased.</p> <p>The administration of the estate of BEVERLY LYNN NAMINSKY a/k/a BEVERLY BREEDEN NAMINSKY, deceased, whose date of death was April 26, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property</p>
<p>unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is Friday, September 12, 2025.</p> <p>Personal Representative: JENNIFER L. STONE 2505 NW 24th Street Cape Coral, Florida 33993 Attorney for Personal Representative: KYLE T. MORDEW, Esq. Attorney Florida Bar Number: 1022234 HAHN LOESER & PARKS LLP 5811 Pelican Bay Blvd., Suite 650 Naples, Florida 34108 Telephone: (239) 552-2978 Fax: (239) 451-4027 E-Mail: kmordew@hahnlaw.com Secondary E-Mail: kintriago@hahnlaw.com Secondary E-Mail: vbaker@hahnlaw.com September 12, 19, 2025 25-01721S</p>

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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Business Observer

IV10184

FIRST INSERTION
<p>NOTICE OF SERVICE BY PROCESS OF PUBLICATION STATE OF NORTH CAROLINA, CHATHAM COUNTY In the General Court of Justice Superior Court Division Before the Clerk File No. 25E000011-180 In the Matter of the Estate of Edgar J. Harlow, To Katherine Gallagher: Take notice that you, as a person</p>
<p>interested in the estate of EDGAR J. HARLOW, deceased, are hereby notified that Gregory Herman-Giddens and James Howard Wynkoop have propounded for probate in solemn form a photostat copy of a paper writing purporting to be the Last Will and Testament of EDGAR J. HARLOW, deceased. Notice of Hearing for the Petition for Probate in Solemn Form of a photostat copy of the Decedent's Will was filed in the above-entitled proceeding on August 18, 2025.</p>
FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-003908 NC IN RE: Estate of MARIA M. NEUMAIER, Deceased.</p> <p>The administration of the estate of Maria M. Neumaier, deceased, whose date of death was June 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 1660 Ringling Blvd., Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN</p>
<p>THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The 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 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, or a beneficiary as specified under s. 732.221.</p> <p>The date of first publication of this notice is: September 12, 2025.</p> <p>/s/Christian Neumaier CHRISTIAN NEUMAIER Personal Representative Johann Hacker WEG 6A, Bindlach 95463 Germany /s/Young B. Kim YOUNG B. KIM, ESQ. Attorney for Personal Representative Fla. Bar No. 125417 Young's Law Firm, P.A. 60 E. 5th Street Apopka, FL 32703 Ph.: (407) 278-7177 Email: youngbkimlaw@gmail.com September 12, 19, 2025 25-01741S</p>
FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORID PROBATE DIVISION File No. 2025-CP-4033 NC IN RE: ESTATE OF: RONDA CAMPBELL SMALLEY, Deceased.</p> <p>The administration of the estate of RONDA CAMPBELL SMALLEY, 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 Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p>
<p>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 732.221, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: September 12, 2025.</p> <p>KENDA KETCHUM Personal Representative 4251 W. Southern Street Lecanto, FL 34461 DAVE M. EVANS, JR., Esquire Attorney for Personal Representative Florida Bar No. 1013511 LEE & EVANS, P.A. 2601 Cattleman Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Facsimile: (941) 365-1492 Email: devans@leeandevans.com Secondary Email: kristina@leeandevans.com September 12, 19, 2025 25-01754S</p>
FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 003816 NC IN RE: ESTATE OF DONALD JOSEPH KUZORA, Deceased.</p> <p>The administration of the estate of DONALD JOSEPH KUZORA, deceased, whose date of death was February 15, 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 curator and the curator's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>A Personal Representative or cura-</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-3772-NC Division Probate IN RE: ESTATE OF EDWARD RAYMOND KESSLER, Deceased.</p> <p>The administration of the estate of Edward Raymond Kessler, deceased, whose date of death was June 29, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
<p>ing as the Last Will and Testament of EDGAR J. HARLOW, deceased, if you think proper.</p> <p>Gregory Herman-Giddens Attorney and Co- Petitioner TrustCounsel 1414 Raleigh Rd., Ste. 203 Chapel Hill, NC 27517 ghgiddens@trustcounsellpa.com 919-493-6351 September 12, 19, 26, 2025 25-01723S</p>
FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-004188 NC IN RE: ESTATE OF SUZANNE LENZ JANNEY, Deceased.</p> <p>The administration of the estate of SUZANNE LENZ JANNEY, deceased, whose date of death was August 9, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>
<p>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. 732.221, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 12, 2025.</p> <p>Personal Representative: Eleanor Kessler 2509 Portland Street Sarasota, FL 34231 Attorney for Personal Representative: Sarah J. Harnden E-Mail Addresses: SHarnden@shutts.com embcourt@shutts.com Florida Bar No. 9229 Shutts & Bowen LLP 1858 Ringling Blvd., Ste 300 Sarasota, FL 34236 Telephone: (941) 552-3500 September 12, 19, 2025 25-01734S</p>
FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004188 NC IN RE: ESTATE OF SUZANNE LENZ JANNEY, Deceased.</p> <p>The administration of the estate of SUZANNE LENZ JANNEY, deceased, whose date of death was August 9, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>
<p>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. 732.221, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 12, 2025.</p> <p>Personal Representative: OLIVER J. JANNEY 8555 Woodbriar Drive Sarasota, FL 34238 Attorney for Personal Representative: ROSE-ANNE B. FRANO Florida Bar No. 0592218 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: rfrano@williamsparker.com Secondary: elethbridge@williamsparker.com September 12, 19, 2025 25-01746S</p>
FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 3749 NC IN RE: ESTATE OF SUZANNE BERRY BISSELL, Deceased.</p> <p>The administration of the ESTATE OF SUZANNE BERRY BISSELL, 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 P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
<p>tor 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. 732.221.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: September 12, 2025.</p> <p>Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator 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: jriviera@hnh-law.com September 12, 19, 2025 25-01742S</p>

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2025 CP 003899 NC
IN RE: ESTATE OF
Susan H. Wiegand,
Deceased.

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

The administration of the estate
of Susan H. Wiegand, deceased, File
Number 2025 CP 003899 NC, is pend-
ing in the Circuit Court for Sarasota

County, Florida, Probate Division, the
address of which is Karen E. Rushing
Sarasota County Clerk of the Circuit
Court and County Comptroller, P.O.
Box 3079, Sarasota, FL 34230-3079.
The name and address of the personal
representative and the personal repre-
sentative's attorney are set forth below.

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom
a copy of this notice is served within
three months after the date of the first
publication of this notice must file their

claims with this Court WITHIN THE
LATER OF THREE MONTHS AFTER
THE DATE OF THE FIRST PUBLICA-
TION OF THIS NOTICE OR THIRTY
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

All other creditors of the decedent
and persons having claims or demands
against the estate of the decedent must
file their claims with this court WITH-
IN THREE MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.

ALL CLAIMS AND DEMANDS
NOT SO FILED WILL BE FOREVER

BARRED.

The date of the first publication of
this Notice is September 12, 2025.

Personal Representative:
Sheri L. McNally
7983 Evening Star Lane
Tallahassee, FL 32312

Attorney for Personal Representative:
Laurie B. Sams, Esq.
Florida Bar #136001
3859 Bee Ridge Road, #202
Sarasota, Florida 34233
(941) 923-1685
Primary E-mail:
lauriesams@comcast.net
September 12, 19, 2025 25-01745S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2025-CP-003932 NC
IN RE: ESTATE OF
SIDNEY S. FRIEDMAN, JR.,
Deceased.

The administration of the ESTATE OF
SIDNEY S. FRIEDMAN, JR., deceased,
whose date of death was July 5, 2025, is
pending in the Circuit Court for Sara-
sota County, Florida, Probate Division,
the address of which is P.O. Box 3079,
Sarasota, Florida 34230. The names
and addresses of the personal represen-
tative and the personal representative's
attorney are set forth below.

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

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 spec-
ified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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 the first publication of
this Notice is 9/12, 2025.

Personal Representative:
SIDNEY S. FRIEDMAN, III
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236

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
September 12, 19, 2025 25-01759S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-003925-NC
Division PROBATE
IN RE: ESTATE OF
FRANK A. CURCILLO
Deceased.

The administration of the estate of
FRANK A. CURCILLO, deceased,
whose date of death was January 9,
2025, is pending in the Circuit Court for
Sarasota County, Florida, Probate Div-
ision, the address of which is 2000 Main
Street, Sarasota, Florida 34237. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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, September 12, 2025.

Personal Representative:
MICHELLE A. HELMS
5345 Windy Grove Drive
Wimauma, Florida 33598

Attorney for Personal Representative:
BART SCOVILL
Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com
September 12, 19, 2025 25-01758S

FIRST INSERTION

NOTICE TO CREDITORS
N THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 004098 SC
Division: H
IN RE: ESTATE OF
CELIA ALVYN
Deceased.

The administration of the estate of
Celia Alvyn, deceased, whose date of
death was May 12, 2025, is pending in
the Circuit Court for Sarasota County,
Florida, Probate Division, the address
of which is P.O. Box 3079, Sarasota, FL
34230-3079. The names and addresses
of the personal representative and the
personal representative's attorney are
set forth below.

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

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS

NOTICE.

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act as
described in sections 732.216-732.228,
Florida Statutes, applies, or may ap-
ply, 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 FLORIDA STATUTES SEC-
TION 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 September 12, 2025.

Personal Representative:
Joel S. Kreiss
c/o 213 Harbor Drive North
Venice, FL 34285

Attorney for Personal Representative:
Donna-Lee M. Roden
Florida Bar No. 771790
213 Harbor Drive North
Venice, FL 34285
Telephone: (941) 486-8555
E-mail address: Donna1522@aol.com
September 12, 19, 2025 25-01757S

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

1920906_V15

ACTIONS / SALES

FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2023 CA 000781 NC LOANDEPOT.COM, LLC, Plaintiff, v. JASON FOSTER, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 28, 2025 and entered in Case No. 2023 CA 000781 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein JASON FOSTER, et al., are the Defendants. The Clerk of the Court, KAREN E. RUSHING, will sell to the highest bidder for cash at https://www.sarasota.realforeclose.com on October 3, 2025 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 10, BLOCK 84, CEDAR GROVE PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>and commonly known as: 2582 HOBLEBRUSH DRIVE, NORTH PORT, FL 34289 (the "Property").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF</p>

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
fcpleadings@ghidottiberger.com
September 12, 19, 2025 25-01729S

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 003243 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. PAUL KEVIN HOUGHTALING A/K/A KEVIN HOUGHTALING; BARBARA B. HOUGHTALING; UNKNOWN SPOUSE OF PAUL KEVIN HOUGHTALING A/K/A KEVIN HOUGHTALING;; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: PAUL KEVIN HOUGHTALING A/K/A KEVIN HOUGHTALING (Current Residence Unknown) (Last Known Address(es)) 9690 CLARK ROAD SARASOTA, FL 34241 1061 DEER HOLLOW BOULEVARD SARASOTA, FL 34232 9690 STATE ROAD 72 SARASOTA, FL 34241 UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 9690 CLARK ROAD SARASOTA, FL 34241 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 9690 CLARK ROAD SARASOTA, FL 34241 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>PARCEL 1: A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT R.L.S. #2612 MARKING THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE N 89°34'08" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 (UPON WHICH THE BEARINGS OF THIS DESCRIPTION ARE BASED) FOR 1016.31 FEET FOR A POINT OF BEGINNING; THENCE S 89°34' 08" E, ALONG SAID NORTH LINE, FOR 1016 .31 FEET; THENCE S 00°25' 52"</p>
<p>W, FOR 428.61 FEET; THENCE N 89°34'08" W FOR 1016.31 FEET; THENCE N 00°25'52" E FOR 428.61 FEET TO THE POINT OF BEGINNING. PARCEL 2: TOGETHER WITH AN INGRESS/EGRESS EASEMENT ACROSS THE FOLLOWING DESCRIBED LANDS: THE WEST 100 FEET OF SECTION 26 AND 35, AND THE WEST 100 FEET OF THAT PART OF SECTION 23 LYING SOUTH OF SUGAR BOWL ROAD (STATE ROAD NO. 72), TOWNSHIP 37 SOUTH, RANGE 19 EAST; AND THE WEST 100 FEET OF THE NORTH 50 FEET OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 19 EAST, AND THAT PORTION OF THE NORTH 50 FEET OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 19 EAST, LYING EAST OF THE ABOVE DESCRIBED PARCEL OF LAND. A/K/A: 9690 CLARK ROAD, SARASOTA, FL 34241.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 366-1746 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>WITNESS my hand and the seal of this Court this 4 day of September, 2025.</p> <p>KAREN E. RUSHING As Clerk of the Court and/ or Comptroller KAREN E RUSHING, CLERK G. Kopinsky (SEAL)</p> <p>25-52052 September 12, 19, 2025 25-0172TS</p>

FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 582025CA004400XXXANC Truist Bank Plaintiff, vs. Gloria K. Seward a/k/a Gloria Seward ; Gloria K. Seward a/k/a Gloria Seward, as Trustee under the Gloria K. Seward Revocable Trust Agreement dated April 25, 2007; Unknown Beneficiaries of the Gloria K. Seward a/k/a Gloria Seward Revocable Trust Agreement dated April 25, 2007 Defendants. TO: Unknown Beneficiaries of the Gloria K. Seward a/k/a Gloria Seward Revocable Trust Agreement dated April 25, 2007 Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida:</p> <p>LOTS 1, 2, 3, AND 7, BLOCK "A", HIGHLAND CREST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>Karen Rushing As Clerk of the Court By G. Kopinsky (SEAL) As Deputy Clerk</p> <p>File # 25-F02104 September 12, 19, 2025 25-01748S</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 005350 NC WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1, ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. LYNN E. GOODWIN A/K/A LYNN GOODWIN AND GARY DUANE GOODWIN A/K/A GARY D. GOODWIN A/K/A GARY GOODWIN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 09, 2025, and entered in 2024 CA 005350 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and LYNN E. GOODWIN A/K/A LYNN GOODWIN; GARY DUANE GOODWIN A/K/A GARY D. GOODWIN A/K/A GARY GOODWIN are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on October 01, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1, BLOCK J, COLONIAL TERRACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE(S) 39, OF</p>
<p>THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>2908 WILLIAMSBURG ST, SARASOTA, FL 34231</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 5 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-243654 - DaV September 12, 19, 2025 25-01753S</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2024 CA 004121 NC LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JUSTIN ANTONIO ROSARIO; DOMINIQUE MELISSA QUARLTERE; MIDLAND CREDIT MANAGEMENT, INC.; 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). TO: JUSTIN ANTONIO ROSARIO Last Known Address 305 SHELL RD VENICE, FL 34293 Current Residence is Unknown TO: DOMINIQUE MELISSA QUARLTERE Last Known Address 305 SHELL RD VENICE, FL 34293 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida:</p> <p>LOT 3481 AND 3482, SOUTH VENICE UNIT NO. 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 48, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>DATED on September 4, 2025 KAREN E RUSHING, CLERK As Clerk of the Court By: G. Kopinsky (SEAL) As Deputy Clerk</p> <p>1475-204919 / ME2 September 12, 19, 2025 25-01747S</p>

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has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before October 13, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on September 5, 2025.

Karen Rushing
As Clerk of the Court
By G. Kopinsky (SEAL)
As Deputy Clerk

File # 25-F02104
September 12, 19, 2025 25-01748S

FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024 CA 002800 NC CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. CHARLES ARNOLD GIERHART, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 31, 2025, and entered in Case No. 2024 CA 002800 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Carrington Mortgage Services LLC, is the Plaintiff and Charles Arnold Gierhart, , 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:</p> <p>LOT 21, FOX CREEK ACRES UNIT 2 SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 3,</p>

3A & 3B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
A/K/A 7156 WILDERNESS LANE SARASOTA FL 34240

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

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

Dated this 8 day of September, 2025.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/Silver Jade Bohn
FBN:95948
IN/24-007479
September 12, 19, 2025 25-01752S

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY CIVIL DIVISION CASE NO. 2025 CC 004121 NC County Civil Division A Honorable Maryann Olson Uzael HERITAGE OAKS GOLF & COUNTRY CLUB, INC., Plaintiff, vs. JAMES W. DUFFY and UNKNOWN TENANT IN POSSESSION, Defendants. NOTICE is hereby given that, pursuant to the Final Summary Judgment of Foreclosure entered on August 26, 2025 in the above-referenced matter pending in the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of Court will sell to the highest and best bidder for cash via the internet at www.sarasota.realforeclose.com at 9:00 a.m. on October 9, 2025 the following property described below, situated in Sarasota County, Florida, as set forth in the Final Summary Judgment of Foreclosure:</p> <p>THE PHYSICAL ADDRESS IS: 5036 Mahogany Run Avenue Sarasota, Florida 34241 DESCRIPTION OF THE REAL PROPERTY: Lot 2302, Block 23, Heritage Oaks Golf and Country Club, Unit VII, according to the plat thereof recorded in Plat Book 40, Pages 4, 4A through 4E, in-</p>

clusive, of the Public Records of Sarasota County, Florida.

Any person who is claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure 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: September 5, 2025.

ADAMS AND REESE LLP
2001 Siesta Drive, Suite 302
Sarasota, Florida 34239
Phone: (941) 316-7600
Fax: (941) 316-7676
Primary E-mail: david.boyyette@arlaw.com
Secondary E-mail: helen.martin@arlaw.com
Counsel for Plaintiff
By: /s/ David L. Boyette
David L. Boyette
Florida Bar No. 0813140
September 12, 19, 2025 25-01736S

FIRST INSERTION
<p>NOTICE OF RESET 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 Order Cancelling and Resetting Foreclosure Sale entered on August 28, 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:</p> <p>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. 2004213259, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004213260, as amended by</p>

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 October 10, 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 3rd day of September, 2025.

By: /s/ Michael W. Cochran
Michael W. Cochran, Esq.
September 12, 19, 2025 25-01724S

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

FLORIDA'S NEWS PAPER FOR THE C-SOUTH

Business
Observer

W20878_V17

ACTIONS

FIRST INSERTION	
<p>NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>Case No. 2025-CA- 002644 Honorable Judge: Carroll, Hunter Wyman PLANET HOME LENDING, LLC Plaintiff, vs. CRYSTALYN J. AMUNDSEN; JONAH HARALD MARTINEZ; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC.; CITY OF NORTH PORT; Defendants, TO: JONAH HARALD MARTINEZ. Last Known Address: 2673 GREEN- DALE RD, NORTH PORT, FL 34287. YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the follow- ing property, commonly known as 2673</p>	<p>GREENDALE RD, NORTH PORT, FL 34287, and more particularly described as follows: LOT 46, BLOCK 2609, FIFTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RE- CORDS OF SARASOTA COUN- TY, FLORIDA. TAX ID # 0974260946 COMMONLY KNOWN AS: 2673 Greendale Road, North Port, FL 34287.</p> <p>has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attor- ney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plain-</p>
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2025 CA 004083 NC CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. VIRGINIA A. HANSLEY; UNKNOWN SPOUSE OF VIRGINIA A. HANSLEY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s). TO: Virginia A. Hansley Residence Unknown Unknown Spouse of Virginia A. Hans- ley Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida: ONE HALF OF LOT 8294,</p>	<p>BEING THE ONE HALF AD- JACENT TO LOT 8295 AND ALL OF LOTS 8295 AND 8296, SOUTH VENICE, UNIT NO. 30, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE(S) 83, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Street Address: 1016 Kimball Road, Venice, Florida 34293</p> <p>has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Com- merce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before October 13, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disabil-</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO. 2025 CA 3976 NC NIKOLAUS BERGBAUER Plaintiff vs. THE ESTATE OF MARIA NEUMAIER, ET AL. Defendants. TO: THE ESTATE OF MARIA NEU- MAIER; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MARIA NEUMAIER, DECEASED; THE UNKNOWN SPOUSE OF MA- RIA NEUMAIER; UNKNOWN TENANT(S) IN POSSES- SION; ANY AND ALL UNKNOWN PARTIES HAVING AN INTEREST IN THE SUBJECT PROPERTY YOU ARE NOTIFIED that an ac- tion to Quiet Title to the following real</p>	<p>property located in Sarasota County, Florida: UNIT 111, SIENNA, A CON- DOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RE- CORDS NO. 2006116369, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLOR- IDA, TOGETHER WITH AN INDIVIDUED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO Having a Tax Folio Number of 0088091011 Having a postal address of 3411 Clark Road, #111, Sarasota, FL 34231</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christopher J. Horlacher, Esq., DHR LAW PLLC, the Plaintiff's attorney, whose address is 2639 Fruitville Rd., Ste. 203, Sara- sota, FL 34237, on or before October</p>

SUBSEQUENT INSERTIONS

PUBLIC SALES / ESTATE

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 CP 2709 NC Division Probate IN RE: ESTATE OF TAD A. GRIGGS Deceased.</p> <p>The administration of the estate of Tad A. Griggs, deceased, whose date of death was March 25, 2025, is pend- ing in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sara- sota, Florida 34230. The names and addresses of the personal representative and the personal representative's attor- ney are set forth below.</p> <p>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>	<p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: Debra Ann Dixon 1187 Seahorse Lane Englewood, Florida 34223 Attorney for Personal Representative: T. Thomas Shirley Attorney Florida Bar Number: 154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com September 5, 12, 2025 25-01712S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025CP003975NC Division Probate IN RE: ESTATE OF ANTHONY R. ROBACK Deceased</p> <p>The administration of the estate of AN- THONY R. ROBACK, deceased, whose date of death was July 16, 2025, is pend- ing in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is PO Box 3079, Sara- sota, FL 34230. The names and ad- dresses of the personal representative and the personal representative's attor- ney are set forth below.</p> <p>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>	<p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: EDWARD ROBACK 1437 Rhode Island Ave NW, Apt 301 Washington, DC 20005 Attorney for Personal Representative: JONATHAN T. ANDERSON, Attorney Florida Bar Number: 0188530 Wood, Seidl and Anderson, P.A. 3665 Bee Ridge Road, Suite # 300 Sarasota, FL 34233 Telephone: (941) 954-5772 Fax: (941) 925-9164 E-Mail: jonathan@wsa-law.com Secondary E-Mail: group@wsa-law.com September 5, 12, 2025 25-01711S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 CP 004103 NC Division Probate IN RE: ESTATE OF WILLIAM B. GARRETT Deceased.</p> <p>The administration of the estate of William B. Garrett, deceased, whose date of death was September 29, 2024, is pending in the Circuit Court for Sara- sota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34231. The names and addresses of the personal represen- tative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>	<p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV- ER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: Nancy A. Garrett 2082 Palazza Drive Sarasota, Florida 34238 Attorney for Personal Representative: John T. Griffin Florida Bar Number: 0674281 GRIFFIN & GRIFFIN 7077 S. Tamiami Trail Sarasota, FL 34231 Telephone: (941) 966-2700 Fax: (941) 966-2722 E-Mail: john@griffinelderlaw.com Secondary E-Mail: tish@griffinelderlaw.com September 5, 12, 2025 25-01698S</p>

NOTICE OF PUBLIC SALE	
<p>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 23, 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.</p> <p>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.</p> <p>A126 - Szabo, Anthony; A136 - James, Tyler; A140 - meroni, caresa; A142 - hillard, Jeannetta; B104 - Rosema, Tina; B158 - Christopher, Tashi; F116 - Hamm, Domynneak; F134 - H2 Construction and Development Herpin, Kristen 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.</p> <p>A012 - Gerrard, Krystin; B005 - Stillwagon, Linda; B024 - Clausen, Lauren; D012 - Waggoner, Shyann; E005 - Clausen, Lauren; GA16 - Washington, Latrece; GE19 - Turst, John; GF11 - Waggoner, Shyann 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.</p> <p>1049 - Denise, Ogden.; 2042 - Waters, Steven; 2182 - Parker, Artisha PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592 Time: 11:00 AM Sale to be held at www.storagetreasures.com.</p> <p>1046 - Ryan, Andy; 1143 - dawson, Shelby; 1183 - Mechling, Alexander; 2005 - Edwards, Anthony; 2014 - Anderson, Kent; 2093 - Hardy, Howard; 3040 - Holt, Mark; 3225 - Smith, Christine 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.</p> <p>3025 - Williams, Anthony; 3159 - Sinclair, Charles 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.</p> <p>1104 - Kabrich, Brandon; 3085 - Wiggins, Sharon; 3220 - Fuenmayor, Yaquenis PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541 Time: 11:45 AM Sale to be held at www.storagetreasures.com.</p> <p>B148 - Hand Man Mathew Carpenter, Karen; D193 - Armstrong, Michelle; E251 - Gagliardi, Anthony; E280 - Crosby, Dalton; E282 - Dadej, Daniel; E399 - Stephens, Tom; E521 - Willard, Andrew; E674B - toro, Moises; E693 - Felton, Chris; E713 - Miller, Dean; E716 - Holder, Astacia; E719 - DeStefano, Joseph 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.</p>	
<p>1004 - Klein, Angela; 1105 - Drayton, Lawanda; 1125 - Greene, Ira; 1130 - Greene, Ira; 1308 - Dufour, Laura Lynn; 2837 - Juarez, Maricruz; 7009 - Miller, Mervin; 7012 - Hansen, Noreen; 9010 - poole, Dwaine; 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.</p> <p>4127 - Peterson, Mark; 4139 - Stutsman, Tesha; 4148 - Wilson, Vickie; 4172 - Wilkinson, Brandy; 6002 - Fields, Vaneshia; 6103 - Popolizio, Amy; 6122 - Taylor, Latoya; 6157 - Judge, Christopher; 6203 - tankersley, Katelynn; 6301 - Clendennin, Christopher; 6316 - McKinley, Kaitlin; 7019 - balchin, Jamie; 7025 - Kirkland Hilgenfeldt, Sandi Lee; 7115 - Gaynor, Tawnie; 7344 - velasquez, stephanie; 9029 - Mauk, Kendra; 9123 - Brant, Berna PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580 Time: 12:30 PM Sale to be held at www.storagetreasures.com.</p> <p>2206 - Dalupan, Royce; 2708 - Rivera, Eileen; 2816 - Lengyel, Adam; 3001 - Byrd, Brady; 3174 - Zevallos, David; 3305 - Hubert, Pierre; 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.</p> <p>L007 - McCurtain, Tyler; L037 - Hunter, Rachel; Q067 - Dingman, Michael 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.</p> <p>1011 - Jardines, Louis; 1019 - jr, Mitchel Bell; 1032 - Minor, Lori; 1044 - mills, Chanel; 1067 - Jackson, Kayla; 1068 - hankins, Ronnie; 1149 - Lawson, Tinisha; 1223 - Holloman, Latoya; 1254 - neal, carolyn; B15 - Sander, Charles; B41 - A Better therapy connection Troupe, Sharon; B50 - Malaney, Steve; C17 - Baughman, Michael; C42 - Underwood, Adam; CC02 - Smith, Rod; D16 - moran, Charlie; D18D22 - falasiri, David; D35 - molina, Lorri; F01 - Berkowitz, Alysa; F14 - Hayes, Mike; F34 - Davis, Stacie; F40 - Williams, Shannon; F48 - Fraederich, Antje; F57 - Bryan, Glenford; G31 - Thomas, Samuel; G38 - Allen, Jesse; L03 - Foley, Kevin; XX10 - Martinez Ramirez, Juan; XX11 - lakes, Chester; XX31 - Purcell, Briana PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942 Time: 01:15 PM Sale to be held at www.storagetreasures.com.</p> <p>1210 - Atkinson, Renee; 1302 - Liardon-Guthrie, Priscilla; 2220 - Moss, Shaketa; 2426 - Leaks, Amy; 2431 - Trauth, Michael; 3029 - Thompson, Preslie PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407 Time: 01:30 PM Sale to be held at www.storagetreasures.com.</p> <p>1020 - Givens, LaRon 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. September 5, 12, 2025</p>	

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SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003869 IN RE: ESTATE OF EDWARD BRUCE WINSLOW Deceased.</p> <p>The administration of the Estate of Edward Bruce Winslow, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The name and address of the personal representative and that of the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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</p>	<p>ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME-PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME-PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice is September 5, 2025.</p> <p>Personal Representative Mark J. Albrechta, Esq. 3852 Northdale Blvd Ste 346 Tampa, FL 33621-1861 MINDRUP SAMOLE Attorneys for Personal Representative Alex J. Mindrup, Esq. FBN: 1002009 3030 N. Rocky Point Dr. W., Ste. 150 Tampa, FL 33607 Tel: (727) 697-7257 Fax: (727) 499-6775 September 5, 12, 2025 25-01697S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 582025CP003934XXXANC IN RE: ESTATE OF TOBYE E. FAVA A/K/A TOBYE E. DANIELS-FAVA, Deceased.</p> <p>The administration of the estate of TOBYE E. FAVA, deceased, whose date of death was July 10, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>	<p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: WILLIAM O'LEARY 12350 Plantation Lane North Palm Beach, FL 33408 Attorney for Personal Representative: ELLEN L. REGNERY, ESQ. Florida Bar No. 863769 Nason Yeager Gerson Harris & Fumero, P.A. 3001 PGA Boulevard, Suite 305 Palm Beach Gardens, FL 33410 Telephone: (561) 686-3307 E-mail: eregnery@nasonyeager.com September 5, 12, 2025 25-01715S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY FLORIDA PROBATE DIVISION CASE NO. 2025CP001700 NC IN RE: ESTATE OF TIMOTHY ALAN MANOLA Deceased</p> <p>The administration of the estate of TIMOTHY ALAN MANOLA, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, room 102, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>The Fiduciary lawyer-client privilege in s. 90.5021 F.L.A. STAT. applies with respect to the Personal Representative and any attorney employed by the Personal Representative.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must</p>	<p>file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative Martha Edna Andrus Mary E. King, Esq. Attorney for Petitioner Florida Bar No. 987001 Law Office of Mary E. King, P.L. 3389 Magic Oak Lane Sarasota, FL 34232 Telephone: (941) 906-7585 Email: tax@kinglawpl.com September 5, 12, 2025 25-01717S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 005135 NC IN RE: ESTATE OF JEAN KIJEWSKI (a/k/a Jean S. Kijewski, Jennie Stella Kijewski) Deceased.</p> <p>The administration of the estate of JEAN KIJEWSKI, deceased, whose date of death was October 20, 2022, is pending in the Circuit Court for Saraosta County, Florida, Probate Division, the address of which is Historic Courthouse, 2000 Main Street, Sarasota, Florida, 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including un-matured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including un-matured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p>	<p>THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: /s/ Rosalia Varela Rosalia Varela Attorney for Personal Representative: /s/ Marc J. Soss MARC J. SOSS, ESQUIRE FBN: 093704 9040 Town Center Parkway Lakewood Ranch, FL 34202 Tel: (941) 928-0310 E-Mail: mjs@fl-estateplanning.com September 5, 12, 2025 25-01713S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP003275NC Division: Probate IN RE: ESTATE OF ANTHONY C. LOBELLO, Deceased.</p> <p>The administration of the estate of Anthony C. Lobello, deceased, whose date of death was June 2, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-</p>	<p>munity 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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: /s/ Rosalia Varela Rosalia Varela Attorney for Personal Representative: /s/ Marc J. Soss MARC J. SOSS, ESQUIRE FBN: 093704 9040 Town Center Parkway Lakewood Ranch, FL 34202 Tel: (941) 928-0310 E-Mail: mjs@fl-estateplanning.com September 5, 12, 2025 25-01713S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP003275NC Division: Probate IN RE: ESTATE OF ANTHONY C. LOBELLO, Deceased.</p> <p>The administration of the estate of Anthony C. Lobello, deceased, whose date of death was June 2, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-</p>	<p>munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: Lori Moreland c/o The Payne Law Group, PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Attorney for Personal Representative: Teresa A. Monfils, Esq. Florida Bar Number: 1019949 PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Telephone: (941) 487-2800 Fax: (941) 487-2801 E-Mail: tmonfils@lawnav.com Secondary E-Mail: nikkimonfils@lawnav.com September 5, 12, 2025 25-01714S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY FLORIDA PROBATE DIVISION CASE NO. 2025CP001700 NC IN RE: ESTATE OF TIMOTHY ALAN MANOLA Deceased</p> <p>The administration of the estate of TIMOTHY ALAN MANOLA, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, room 102, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>The Fiduciary lawyer-client privilege in s. 90.5021 F.L.A. STAT. applies with respect to the Personal Representative and any attorney employed by the Personal Representative.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must</p>	<p>file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative Signed by: James M. Manola 3260 N. Clark Street, Unit 202 Chicago, IL 60657 LAW OFFICES OF MENDEZ & MENDEZ, P.A. 7400 S.W. 57th Court, Suite 202 South Miami, FL 33143 (305) 667-0112 Telephone Attorneys for the Personal Representative By: Sergio L. Mendez, Esq. Florida Bar Number 472761 sergio@mendezandmendezlaw.com X Daniel J. Mendez, Esq. Florida Bar Number 112086 daniel@mendezandmendezlaw.com Daniela C. Pachon, Esq. Florida Bar Number 1050209 dpachon@mendezandmendezlaw.com September 5, 12, 2025 25-01704S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 005135 NC IN RE: ESTATE OF JEAN KIJEWSKI (a/k/a Jean S. Kijewski, Jennie Stella Kijewski) Deceased.</p> <p>The administration of the estate of JEAN KIJEWSKI, deceased, whose date of death was October 20, 2022, is pending in the Circuit Court for Saraosta County, Florida, Probate Division, the address of which is Historic Courthouse, 2000 Main Street, Sarasota, Florida, 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including un-matured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including un-matured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p>	<p>NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representatives: /s/ KRISTINA JEAN KIJEWSKI 292 Bowling Green Court Mississauga, Ontario, L4Z 2T2, Canada /s/ STANLEY JOSEPH KIJEWSKI 649 James Street West, PO Box 2517 Prescott, Ontario, K7E 1T0, Canada Attorney for Personal Representatives: /s/ DAVID A. ALTRO, Esq. E-Mail Address: daltro@altrolaw.com Florida Bar No.: 395412 20 Adelaide Steet East, Suite 905 Toronto, Ontario, M5c 2T6, Canada Telephone: (416) 477-8150 September 5, 12, 2025 25-01706S</p>

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Are internet-only legal notices sufficient?

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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**

Q&A

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SECOND INSERTION
<p>NOTICE OF ACTION FOR PUBLICATION</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>Case No.: 2025 DR 004279 NC</p> <p>Division: H</p> <p>IN RE: TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF KENDRICK ANTHONY BLOHM, Minor Child.</p> <p>TO: Kenny William Smith</p> <p>DOB: unknown</p> <p>Age: 45 Race: White Hair Color: Brown Eye Color: Brown Height: 5'9 Weight: approximately 140lbs Date of Birth of minor children: 12/30/2015 Place of Birth of minor child: Mesa County, Colorado</p> <p>YOU ARE NOTIFIED that an action for PETITION TERMINATION OF PARENTAL RIGHTS AND FOR ADOPTION has been filed against you.</p>

You are required to serve a copy of your written defenses, if any, to this action on Tinley M. Rudd, Esq., Petitioner's attorney, whose address is 2127 Ringling Blvd., Suite 103, Sarasota, Florida 34237, on or before 10-6-2025, and file the original with the clerk of this court at Sarasota County Courthouse, 2000 Main Street, Sarasota, Florida 34237, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED this 27 day of August, 2025.

KAREN E RUSHING, CLERK
CLERK OF THE CIRCUIT COURT (SEAL) By: Glen Kopinsky
Deputy Clerk
Sept. 5, 12, 19, 26, 2025
25-01692S

SECOND INSERTION
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2024 CA 002463</p> <p>US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, VS.</p> <p>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH, UNDER, OR AGAINST THE ESTATE OF DONALD M. MARTELL A/K/A DONALD MARTELL, DECEASED; et al., Defendant(s).</p> <p>TO: Donald Grant Martell a/k/a Donald Martell</p> <p>Last Known Residence: 12228 23rd Street Santa Fe, TX 77510</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in SARASOTA County, Florida:</p> <p>LOT 33, BLOCK 485, 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 20 AND 20A THRU 20 Z2 , OF THE PUBLIC RECORDS OF</p>
<p>SARASOTA COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before October 6, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated on August 25, 2025.</p> <p>KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk</p> <p>ALDRIDGE PITE, LLP Plaintiff's attorney 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1190-1493B Ref# 12271 September 5, 12, 2025 25-01694S</p>

SECOND INSERTION
<p>NOTICE OF SALE</p> <p>IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>Case No. 2024 CC 001944 NC</p> <p>VILLA ROSA SARASOTA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</p> <p>GARY J. WALDOCH and DEBRA L. WALDOCH, husband and wife; U.S. SMALL BUSINESS ADMINISTRATION, an agency of the United States of America; EQUITY TRUST COMPANY CUSTODIAN FBO SERGIO DECESARE; TENANT #1, AS UNKNOWN TENANT IN POSSESSION; and TENANT #2, AS UNKNOWN TENANT IN POSSESSION, Defendants,</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Amended Final Summary Judgment of Foreclosure entered in the above styled Case Number 2024 CC 001944 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:</p> <p>Lot 49, Block E, VILLA ROSA, Unit II-A, a subdivision, according to map or plat thereof as recorded in Plat Book 42, Pages 10, 10A through 10D, of the Public Records of Sarasota County, Florida (hereinafter referred to as "the property").</p> <p>With an address of 4365 Reflections Parkway, Sarasota, Florida 34233 at public sale, to the highest and best bidder for cash via Internet at: www.sarasota.realforeclose.com on October 20, 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.</p> <p>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</p>

PURSUANT TO THIS FINAL JUDGMENT.

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

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

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

/s/ Michelle A. Rowe
MICHELLE A. ROWE, ESQUIRE
Florida Bar No. 0036605
JOHN PAUL JABRO, ESQUIRE
Florida Bar No. 1049661
The Law Offices of
Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237-6063
(941) 955-5622 / Fax: (941) 951-1469
Primary: mrowe@lobeckrowe.com
Secondary: jjabro@lobeckrowe.com
Tertiary: enicholson@lobeckrowe.com
Attorneys for Plaintiff
September 5, 12, 2025 25-01718S

SECOND INSERTION
<p>NOTICE OF ACTION FOR PATERNITY</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>FAMILY DIVISION</p> <p>Case No. 2025 DR 003074 SC</p> <p>Div. SC 2</p> <p>JORDAN RENEE HATINA f.k.a. JORDAN HENKEL, Petitioner, and STEVEN CRAIG WHIPPLE JR., Respondent.</p> <p>To: Steven Craig Whipple Jr. 5429 Simrak Street North Port, Florida 34287</p> <p>YOU ARE NOTIFIED that an action for determination of paternity and related relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on counsel for Petitioner, Jordan Renee Hatina, Wyndel G. Darville, Esq., whose address is Eastmoore, Crauwels & DuBose, P.A., 1626 Ringling Blvd., Suite 300, Sarasota, Florida 34236; wyndel@ecd.law and lorrie@ecd.law on or before October 6, 2025, and file the original with the clerk of this court at 2000 Main Street, Sarasota, Florida</p>
<p>34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: August 28, 2025</p> <p>KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: Glen Kopinsky Deputy Clerk Sept. 5, 12, 19, 26, 2025 25-01693S</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case #: 2024-CA-003891</p> <p>HABITAT FOR HUMANITY SARASOTA, INC., a Florida not for profit corporation Plaintiff, v.</p> <p>ASHLEY STEPHENS; UNKNOWN SPOUSE OF ASHLEY STEPHENS; CITY OF SARASOTA; HABITAT FOR HUMANITY SARASOTA, INC., UNKNOWN PARTIES IN POSSESSION # 1, if living, and all unknown parties claiming by, through, under and against the above named defendants; UNKNOWN PARTIES IN POSSESSION # 2, if living, and all unknown parties claiming by, through, under and against the above named defendants Defendant(s).</p> <p>NOTICE is hereby given pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered on July 31, 2025, in case number 2024-CA-003891, of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein Habitat for Humanity Sarasota, Inc., is the Plaintiff and Ashley Stephens and City Of Sarasota are the Defendants. The Clerk of Court shall sell to the highest bidder for cash via the foreclosure sales conducted via internet at www.sarasota.realforeclose.com on the 29th day of October, 2025, beginning at 9:00 a.m., the following described property in Sarasota County, Florida, as set forth in the said Final Judgment, to wit:</p> <p>Lot 14, Block E, PLAT OF AVION, as per plat thereof recorded in Plat Book 1, Page 112, of the Public Records of Sarasota County, Florida.</p>
<p>The street address for this property is 475 N. Rhodes Avenue, Sarasota, Florida 34237 and the Parcel ID with the Sarasota County Property Appraiser is 2030120025.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE FINAL JUDGMENT AND FORECLOSURE SALE MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 27th day of August, 2025.</p> <p>WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN, PLLC /s/ Amy Concilio Amy Concilio Fla. Bar No. 71107 50 Central Avenue , Eighth Floor Sarasota, FL 34236 Telephone: (941) 366-4800 Facsimile: (941) 366-5109 Primary Email: aconcilio@williamsparker.com Secondary Email: jhawkins@williamsparker.com Attorneys for Plaintiff 4092725.v1 September 5, 12, 2025 25-01696S</p>

SECOND INSERTION
<p>NOTICE OF ACTION</p> <p>IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>Case No. 2025-CC-004041-SC</p> <p>JAPANESE GARDENS HOMEOWNERS, CORPORATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</p> <p>JACK D. BRENNAN, deceased; BARBARA A. SEELEY; JACK L. SEELEY, JR.; LINDA J. BRENNAN; JOHN DOE and MARY DOE, as Unknown Occupants; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action. Defendants.</p> <p>To: JACK D. BRENNAN, deceased; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against him, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action,</p> <p>YOU ARE NOTIFIED that an action to foreclose a lien against the following-described real property in Sarasota County, Florida:</p> <p>Unit 170, JAPANESE GARDENS MOBILE HOME PARK, a Cooperative situate on the property described in Exhibit "A" and located</p>
<p>as shown on Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1544, Pages 1427 through 1454, and the Amended Master Form Proprietary Lease as recorded at Instrument No. 2019033014, all of the Public Records of Sarasota County, Florida.</p> <p>has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on TAMSEN HAYS, Esq. of Wotitzky, Wotitzky & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 6 day of October, 2025, and file the original with the Clerk of the Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint.</p> <p>Please publish 2 times, once a week for 2 consecutive weeks in the Business Observer</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this August 25, 2025.</p> <p>KAREN E. RUSHING Clerk of Courts (SEAL) BY: G. Kopinsky Deputy Clerk</p> <p>Invoice: Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 September 5, 12, 2025 25-01695S</p>

SECOND INSERTION
<p>NOTICE OF PUBLIC SALE</p> <p>Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:</p> <p>Facility Address 3265 University Parkway Sarasota, FL 34243</p> <p>Phone Number 941-780-7708</p> <p>Time of Sale 09/25/2025 10:00am</p> <p>Tim Healy- Bed, chair, boxes Reini Smith- 2 bedrooms, loveseat, bags Brian Curro- Clothing, books, personal items George Augustine- Household Goods</p> <p>Wendell Pettaway- Kitchen appliances collectibles clothes electronics</p> <p>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.</p> <p>September 5, 12, 2025 25-01701S</p>

FOURTH INSERTION
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2025-CA-3903</p> <p>CARTAGO 401K PLAN, Plaintiff, v. GLENN C. LUKOS; TARPON IV, LLC, Defendants.</p> <p>To: GLENN C. LUKOS</p> <p>YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:</p> <p>LOT 9 BLK 2062 44TH ADD TO PORT CHARLOTTE More commonly known as: Lot 9, 000 Cranfield Circle, North Port, FL 34288</p> <p>has been filed by Plaintiff, CARTAGO 401K PLAN, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 9-22-2025 and file the original with the Clerk of Court and Plaintiff's</p>
<p>attorney, otherwise a default and judgment will be entered against you for the relief demanded.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Witness my hand and the seal of this court on this 14 day of August, 2025.</p> <p>KAREN E RUSHING, CLERK Clerk of the Circuit Court (SEAL) By: G. Kopinsky Deputy Clerk Aug. 22, 29; Sept. 5, 12, 2025 25-01609S</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 CP 003587 NC</p> <p>Division Probate</p> <p>IN RE: ESTATE OF PATRICIA JEAN WILLIAMS Deceased.</p> <p>The administration of the estate of PATRICIA JEAN WILLIAMS, deceased, whose date of death was May 30, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: CLAUDIA ROBIN BAYUS 2627 Huntington Ave. Sarasota, Florida 34232</p> <p>Attorney for Personal Representative: KYLE T. MORDEW Attorney for Petitioner Florida Bar Number: 1022234 Hahn Loeser & Parks, LLP 5811 Pelican Bay Blvd, Suite 650 Naples, Florida 34108 Telephone: (239) 552-2978 Fax: (239) 451-4027 E-Mail: kmordew@hahnlaw.com Secondary E-Mail: jmiller@hahnlaw.com September 5, 12, 2025 25-01720S</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025-CP-003970 SC</p> <p>IN RE: ESTATE OF BETTY E. PEACH Deceased.</p> <p>The administration of the estate of Betty E. Peach, deceased, whose date of death was June 12, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>
<p>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025</p> <p>Personal Representative: William F. Peach 3243 Meadow Run Dr. Venice, Florida 34293</p> <p>Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629 E-Mail: ac@legacylifelegal.com Secondary E-Mail: stephanie@legacylifelegal.com September 5, 12, 2025 25-01705S</p>