Public Notices



SARASOTA PAGES 17-26 **MANATEE PAGES 27-39 CHARLOTTE PAGES 40-44**

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

SEPTEMBER 19 - SEPTEMBER 25, 2025

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage

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

4029 Bee Ridge Road Sarasota, FL 34233, on 10/09/2025 at 10:00am

Drew Miller

- Personal Items

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

Sept. 19, 26, 2025 25-01764S

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of TIBERIU ZOLTAN CIORBA, will, on October 1, 2025, at 10:00 a.m., at 2170 Buffalo St., Lot #78, Sarasota, Sarasota County, Florida 34237: be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1982 SKYL MOBILE HOME, VIN:

01610607R, TITLE NO.: 0021693227 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#32004-207)

Sept. 19, 26, 2025 25-01776S

FIRST INSERTION

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 BOARD OF SUPERVISORS MEETINGS

The Board of Supervisors ("Board") of the Toscana Isles Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 10:00 a.m., at Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275 on the following dates:

October 1, 2025 November 5, 2025 December 3, 2025 January 7, 2026 February 4, 2026 March 4, 2026 April 1, 2026 May 6, 2026 June 3, 2026 July 1, 2026 August 5, 2026 September 2, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website https://www. toscanaislescdd.net/.

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 (561) 571-0010 at least 48 hours prior to the meetings. 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

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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.

District Manager Toscana Isles Community **Development District** September 19, 2025 25-01792S

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of MI-CHAEL BROCK, TC TRUST and UN-KNOWN PARTY IN POSSESSION, will, on October 1, 2025, at 10:00 a.m. at 2320 Bee Ridge Road, Lot No. 148, Sarasota, Sarasota County, Florida 34239; be sold for cash to satisfy storage fees in accordance with Florida

Statutes, Section 715.109: 1967 BUDD MOBILE HOME, VIN: FB122A, TITLE NO.: 0002831812 and all other personal property located

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#4379-1309)

Sept. 19, 26, 2025 25-01775S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4951 Lakewood Ranch Blvd N Sarasota, FL 34240, 10/09/2025 9:30am Zachary Tyma

Couch, entertainment center, tv,

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

Sept. 19, 26, 2025

FIRST INSERTION

STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Star Farms Village at North Port Stewardship District ("District") will hold regular meetings for Fiscal Year 2026 at 12:00 p.m., at 551 N. Cattlemen Rd., Suite 304, Sarasota, Florida 34232 on the following dates:

October 1, 2025 November 5, 2025 December 3, 2025 January 7, 2026 February 4, 2026 March 4, 2026 April 1, 2026 May 6, 2026 June 3, 2026 July 1, 2026 August 5, 2026 September 2, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. or by visiting the Dist4rict's website, https:// starfarmsvillageatnorthportsd.net/.

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 (561) 571-0010 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

District Manager

September 19, 2025 25-01791S

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 Lakewood Ranch Real Estate and Rentals located at 6901 Professional Pky E Suite 200 in the City of Lakewood Ranch, 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,

Forte Lifestyle LLC Tamera Roulund 25-01772S September 19, 2025

FIRST INSERTION Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that NAMI Sarasota and Manatee Counties, Inc., a Florida corporation, desiring to engage in business under the fictitious name of "NAMI Suncoast", located primarily at 1226 N. Tamiami Trail, Suite 202, Sarasota, Florida 34236, Sarasota County, and also operating within Manatee County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, Dated this 15th day of September 2025. September 19, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7009 - S

Tamiami Tr

Facility Address: 8901 S Tamiami Tr. Sarasota, FL 34238 US

Facility Phone: 1+ (941) 541-2135 Description: Entire contents of unit consisting of, but not limited to: Jennifer May 00883 -Lamps, electronics, artwork, air filters

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:40 am. Property will be sold to the highest bidder. 25-01818S

Sept. 19, 26, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7009 - S Tamiami Tr

Facility Address: 8901 S Tamiami Tr. Sarasota, FL 34238 US

Facility Phone: 1+ (941) 541-2135 Description: Entire contents of unit consisting of, but not limited to: Patrick Castillo 00702- CB radio, shoes, hat, thermos/mug, tape measure

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder. Sept. 19, 26, 2025 25-01815S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

8400 Fruitville Rd Sarasota, FL 34240 10/09/2025 at 10:00am mary morgan Personal items

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

Sept. 19, 26, 2025

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 Sarasota Bay Clinic located at 3920 BEE RIDGE RD, Building E , Suite E 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 12th day of September,

EHAB Michael September 19, 2025 25-01786S

FIRST INSERTION

NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive

bidding. Facility Name: iStorage - 7009 - S Tamiami Tr

Facility Address: 8901 S Tamiami Tr. Sarasota, FL 34238 US

Facility Phone: 1+ (941) 541-2135 Description: Entire contents of unit consisting of, but not limited to: Leslie Driscoll 00531-Rug, boxes, towels, TV

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:20 am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7009 - S Tamiami Tr

Facility Address: 8901 S Tamiami Tr. Sarasota, FL 34238 US

Facility Phone: 1+ (941) 541-2135 Description: Entire contents of unit consisting of, but not limited to: Jennifer May 00732 - Furniture, lamps, speakers, art

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:30 am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025

FIRST INSERTION

Notice Under Fictitious Name Law

under the Fictitious Name of Zota Properties located in the City of Sarasota, Sarasota County, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of September, 2025.

Zota Properties, LLC September 19, 2025

25-01785S

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 Gold Key Boathouse located at 8499 S TAMIAMI TRAIL #256 in the City of Sarasota, Sarasota County, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of September, 2025.

Starboard Tack LLC

September 19, 2025 25-01806S

NOTICE OF PUBLIC SALE

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

FIRST INSERTION

5005 Englewood Road, Venice, FL 34293 Date: 10/09/2025 Time: 10.30am

Anna Villareal clothes, bags

Glinda Harris Household Goods/Furniture

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

Sept. 19, 26, 2025 25-01766S

FIRST INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage

Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3000 S Tamiami trail

Venice, Fl 34293 10/09/2025 at 10:00am Tanya Perry Household Goods/Furniture

Glenn Tolan Household Goods

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

Sept. 19, 26, 20

FIRST INSERTION NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2255 N. Washington Blvd.

Sarasota, FL. 34234 Auction 10/09/2025 at 10:00 AM Peter S Whipple Personal Items

Clothing and household Marion Bell Stove, refrigerator, 2 wooden cabinets, dinette set, power tools.

Riley Whitfield

Jessica Martin

misc boxes and items, furniture. Roslyn Noahr Household items furniture, dishes,

Katina Delgado-Castro Electric bike and clothes.

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid

the winning bidder takes possession of the personal property. 25-01763S

and may rescind any purchase up until

FIRST INSERTION NOTICE OF PUBLIC SALE

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

low at the location indicated: 4173 Clark Rd Sarasota, FL 34233 on

10/09/2025 at 10:00 AM Julie Camden

bed, dining table, hutch, boxes Matt McLean

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

the personal property. Sept. 19, 26, 2025 25-01765S

FIRST INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself

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

5700 Anise Dr Sarasota FL 34238, on 10/9/25 at 10:00am

David Wilde Furniture, Office Supplies

Toshia Cole

Sept. 19, 26, 2025

Boxes of household goods, clothing, dishes, mattresses, furniture The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.

Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

25-01762S

FIRST INSERTION NOTICE OF PUBLIC SALE

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

low at the location indicated: 757 Apex Rd Sarasota, FL 34240 10/09/2025 at 10:00am Louie Vigue Household Samuel McLean

Furniture

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

the personal property. Sept. 19, 26, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

997 Center Road Venice, Fl 34292, 10/9/25 at 10:00 A.M.

Richard Baxter Household Goods/Furniture Emilio Delavega Rosalie Kay household item

Rosalie Kay Household items Daniel Ghinda

Construction equipment The auction will be listed and advertised on www.storagetreasures.com.

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

25-01790S

Sept. 19, 26, 2025

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

ON THEM.

BARRED.

SARASOTA COUNTY

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of the first publication of

Personal Representative: DEBRA LAMARCA

c/o 1515 Ringling Blvd., 10th Floor

Sarasota, Florida 34236

Attorney for Personal Representative:

1515 Ringling Boulevard, 10th Floor

September 19, 26, 2025 25-01823S

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND

FOR SARASOTA COUNTY.

FLORIDA

PROBATE DIVISION

File Number: 2025 CP 004369 NC

IN RE: ESTATE OF

JANE C. BOUS MCELREE aka JANE CHRISTINE MCELREE,

aka JANE BOUS

Deceased.
TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE

The administration of the estate of

JANE C. BOUS MCELREE, deceased,

File Number 2025 CP 004369 NC, is

pending in the Circuit Court for Sara-

sota County, Florida, Probate Division,

the address of which is Karen E. Rush-

ing 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

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

ABOVE ESTATE:

NOTIFIED THAT:

RICHARD R. GANS

Florida Bar No. 0040878 FERGESON SKIPPER, P.A.

rgans@fergesonskipper.com

services@fergesonskipper.com

Sarasota, Florida 34236

(941) 957-1900

DATE OF DEATH IS BARRED.

this Notice is September 19, 2025.

NOTWITHSTANDING THE TIME

BARRED.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File Number 2025 CP 4063 NC IN RE: ESTATE OF RICHARD PALLO, Deceased.

The administration of the ESTATE OF RICHARD PALLO, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and $addresses\ of\ the\ personal\ representative$ and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

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

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. 732.216-732.228applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

FIRST INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself Number 865.09 NOTICE IS HEREBY GIVEN that

or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 19430 Times Circle

Venice ,FL 34292 10/09/2025 @ 11am Kelly Blevins misc furt, boxes, clothes

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

Sept. 19, 26, 2025 25-01789S

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

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

this Notice is September 19, 2025.

The date of the first publication of

Personal Representative:

Neva Weisskopf

10451 New Bedford Court

Lehigh Acres, FL 33936

Attorney for Personal Representative:

Laurie B. Sams, Esq.

Florida Bar #136001

(941) 923-1685

Primary E-mail:

3859 Bee Ridge Road, #202

Sarasota, Florida 34233

lauries ams@comcast.net

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute

the undersigned, desiring to engage in

business under the Fictitious Name of

FULLER LAW FIRM located at 423

Burns Court in the City of Sarasota,

Sarasota County, FL 34236 intends to

register the said name with the Division

of Corporations of the Department of

Dated this 10th day of September,

State, Tallahassee, Florida.

William J. Fuller, III

September 19, 2025

2025.

SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002120-SC IN RE: ESTATE OF ELIZABETH JANE JAMES Deceased.

File Number 2025-CP-002120-SC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 4004 South Tamiami Trail, Venice, Florida 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 Ignite Home Health located at 72 Sarasota Center Blvd. Unit D in the City of Sarasota, Sarasota County, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of September,

2025. Ignite Home Health-Region 8 LLC

25-01771S September 19, 2025

FIRST INSERTION

25-01761S

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

The administration of the estate of ELIZABETH JANE JAMES, deceased,

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

Notice is September 19, 2025.

Personal Representative:

GREG BETTERTON

735 E. Venice Ave., Suite 200 Venice, FL 34285

SARASOTA COUNTY, IN RE: ESTATE OF FERRUH MUKTAR,

The administration of the estate of FERRUH MUKTAR, deceased, whose date of death was March 5, 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

All creditors of the Decedent and

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

ALL CLAIMS NOT FILED WITHIN

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: September 19, 2025. SUSAN A. ROBINSON

Personal Representative 435 South Gulfstream Avenue

Unit # 505 Sarasota, Florida 34236 ${\bf Justin\ Najmy,\ Esq.}$ Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, Florida 34202 Telephone: (941) 907-3999 Email: jwnajmy@najmythompson.com

Secondary Émail: alepper@najmythompson.com Sept. 19, 26, 2025 25-01803S

Florida Uniform Disposition of Com-

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004267 SC Division PROBATE IN RE: ESTATE OF

A/K/A JUDITH E. JUDITH E. HOUSTON A/K/A JUDITH ELLEN

Deceased.

The administration of the estate of JUDITH ANDERSON-HOUSTON A/K/A JUDITH E. ANDERSON-HOUSTON A/K/A JUDITH E. HOUSTON A/K/A JUDITH ELLEN ANDERSON-HOUSTON, deceased, whose date of death was August 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal repre-

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

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

NOTWITHSTANDING THE TIME

The date of first publication of this

Attorney for Personal Representative: WILLAM BETTERTON, ESQ. Attorney for Personal Representative Florida Bar No. 1054055 735 E. Venice Avenue, Suite 200 Venice, Florida 34285 Telephone: 941-303-6769 25-01783S Sept. 19, 26, 2025

FIRST INSERTION

FLORIDA PROBATE DIVISION File No. 2025-CP-004064 NC Deceased.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

THE TIME PERIODS SET FORTH

JUDITH ANDERSON-HOUSTON ANDERSON-HOUSTON A/K/A

ANDERSON-HOUSTON

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 other creditors of the decedent

and other persons having claims or demands 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 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 19, 2025.

Personal Representative: SYLVIA A. MARKS-NEWMAN 13533 Barcelona Lake Circle Delray Beach, FL 33446 Attorney for Personal Representative:

Attorney for Personal Representative Ross & Mojica Law Group 871 Venetia Bay Blvd., Ste. 300B

OF THIS NOTICE ON THEM.

NOTICE.

The personal representative has no

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY (SOUTH), FLORIDA (Probate Division) File No.: 2025-CP-1802-SC IN RE: ESTATE OF

DIANE D. ADAMS Deceased. The administration of the estate of Diane D. Adams, deceased, whose date of death was May 9, 2025, and the last four digits of whose Social Security Number are 8431, 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. 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

FIRST INSERTION THREE RIVERS STEWARDSHIP DISTRICT NOTICE OF FISCAL YEAR 2026 MEETING

Notice is hereby given that Board of Supervisors ("Board") of the Three Rivers Stewardship District ("District") located in Sarasota County, will hold Regular Meetings for Fiscal Year 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 on the following dates:

October 8, 2025 November 12, 2025 December 10, 2025 January 14, 2026 February 11, 2026 March 11, 2026 April 8, 2026 May 13, 2026 June 10, 2026 July 8, 2026 August 12, 2026 September 9, 2026

The purpose of the meetings is to conduct and consider any business that may come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at such meetings. A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours or by visiting the District's website at https://threeriverssd.net.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager September 19, 2025 25-01821S

OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED, NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this

notice is September 19, 2025. Personal Representative: JEFFREY S. ADAMS 7115 46TH AVE CIR E BRADENTON, FL 34203

Attorney for Personal Representative: DEREK W. EISEMANN, ESQ. FLORIDA BAR NO. 0092735 2364 FRUITVILLE ROAD SARASOTA, FL 34237 (941) 955-9212 Email: deisemann@michaelbelle.com;

FIRST INSERTION

25-01822S

service@michaelbelle.com

September 19, 26, 2025

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026

MEETINGS Notice is hereby given that the Board of Supervisors ("Board") of the Windward at Lakewood Ranch Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240 on

October 8, 2025 November 12, 2025 December 10, 2025 January 14, 2026 February 11, 2026 April 8, 2026 May 13, 2026 June 10, 2026 July 8, 2026 August 12, 2026

the following dates:

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. 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 the meetings may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at http://windwardatlakewoodranchcdd.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager September 19, 2025 25-01820S

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY. FLORIDAPROBATE DIVISION

File No. 2025 CP 003996 NC

IN RE: ESTATE OF ROBERT B. MARCY, Deceased. The ancillary administration of the Estate of ROBERT B. MARCY, deceased, whose date of death was March 18, 2025, and is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the $\,$ personal representative and the per-

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

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

September 19, 26, 2025 25-01813S

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 FOR 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 September 19, 2025. Personal Representative:

JAMES MAYER Attorney for Personal Representative: ALEX C. NAJARIAN, ESQ. Fla. Bar No. 127174 The Corneal Law Firm 509 Anastasia Blvd. St. Augustine, FL 32080 T: (904) 819-5333 Email: alex@corneallaw.com25-01800S

$Sept.\ 19,\ 26,\ 2025$ FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CASE NO: 2024-CA-001596-NC TILDEN PARK CONVENIENCE HOLDINGS LLC, a Delaware limited liability company, Plaintiff, vs. TOLEDO BLADE PARTNERS

LLC, a New Jersey limited liability

company, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Order Cancelling July 18, 2025 Foreclosure Sale and Rescheduling Same, entered herein on July 16, 2025, and that certain Summary Final Judgment of Foreclosure entered on June 3, 2025, in Case No. 2024-CA-001596-NC, in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, that the Clerk of this court, currently Karen E. Rushing, will sell to the highest and best bidder for cash on-line through Sarasota County's on-line foreclosure sale website: www.sarasota. realforeclose.com on October 21, 2025, at the hour of 9:00 A.M., in accordance with Chapter 45, Florida Statutes, the real property, improvements, fixtures, and personal property being located in Sarasota County, Florida, and being more particularly described as: Lots 1, 2 and 3, of Suncoast Technical College Commercial

Subdivision, according to the

plat thereof, as recorded in Plat

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

Book 49, Pages 42, 42A, 42B and

42C, Public Records of Sarasota

Any person claiming an interest in the

County, Florida.

order to participate in this proceeding, you are entitled, at no cost to you, 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/ Michael S. Provenzale Michael S. Provenzale FBN 0056834

Allison H. Gray FBN 1050244 LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A. 215 North Eola Drive Orlando, Florida 32802-2809 michael.provenzale@lowndes-law.comlitcontrol@lowndes-law.com anne.fisher@lowndes-law.com allison.gray@lowndes-law.com Telephone: 407-843-4600 Facsimile: 407-843-4444 Attorneys for Tilden Park Convenience Holdings LLC 0888055\204630\15017658v1 September 19, 26, 2025 25-01824S

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

MADELINE ROSS MOJICA. ESQUIRE Florida Bar Number: 0127609

Venice, FL 34285 Telephone: (941) 480-1948 Fax: (941) 480-9277 E-Mail: madeline@rossmojicalaw.com Secondary E-Mail: shawn@rossmojicalaw.comSept. 19, 26, 2025 25-01804S

--- ESTATE ---

SARASOTA COUNTY

FIRST INSERTION

NOTICE TO CREDITORS SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 003931 NC IN RE: ESTATE OF CHARLES E. TATGE, aka CHARLES ELDON TATGE Deceased.

The administration of the estate of CHARLES E. TATGE, also known as CHARLES ELDON TATGE, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Sarastoa County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: September 19, 2025.

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: jrivera@hnh-law.com September 19, 26, 2025 25-01814S

FIRST INSERTION

NOTICE TO CREDITORS SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP004327SC Division Probate IN RE: ESTATE OF THERESA E. BOWMAN Deceased.

The administration of the estate of Theresa E. Bowman, deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 19, 2025

Personal Representative: Craig D. Bitler 863 Kimball Road

Venice, Florida 34293 Attorney for Personal Representative: Jeffrey M. Backo, Attorney Florida Bar Number: 0086426 MELLOR & BACKO LLP 13801 Tamiami Trail, Suite D North Port, Florida 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413 E-Mail: jeff@northportlaw.com Secondary E-Mail: shelly@northportlaw.com

Sept. 19, 26, 2025

25-01808S

FIRST INSERTION

NOTICE TO CREDITORS Sarasota COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 4305 SC Division Probate IN RE: ESTATE OF

Deceased. The administration of the estate of Mary S. Marois, deceased, whose date of death was July 31st, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attor-

Mary S. Marois

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.

nev are set forth below.

All other creditors of the decedent and other persons having claims or demands 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 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. The written demand must be filed with

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 19, 2025

Melina McTigue Garland c/o Kanetsky, Moore & DeBoer. PA P.O. Address:

227 Nokomis Avenue South Venice, FL 34285

Personal Representative

JON R. FAHS, Jr. KANETSKY, MOORE & DeBOER, P.A. ATTORNEYS AT LAW Attorneys for Personal Representative 227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 1025389

Email Addresses: jrf@kmdpa.com September 19, 26, 2025 25-01809S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 4406 SC IN RE: ESTATE OF EVELYN M. OAKES-LUCKEY Deceased.

The administration of the estate of EVELYN M. OAKES-LUCKEY, deceased, whose date of death was August 16, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211 Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733. $702~\mathrm{WILL}$ 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 19, 2025.

Personal Representatives: DAVID C. SPICER 4970 Mimosa Road Venice, Florida 34293 LYNDA E. GENO

15 Jamestown Ave.

Englewood, Florida 34223 Attorney for Personal Representative: JOHN FERRARI, JR., Attorney Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com Secondary E-Mail: pollyb@elderlegalfl.com September 19, 26, 2025 25-01810S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004266 NC Division: PROBATE IN RE: ESTATE OF ELLEN LEE KELLEY A/K/A ELLEN L. KELLEY

The administration of the estate of Ellen Lee Kelley a/k/a Ellen L. Kelley, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Deceased.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS The personal representative has no

duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes. The written demand

must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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 19, 2025

Personal Representative: Amy E. Kelley 4101 Green Isle Way Unit #4 Saginaw, MI 48603

Attorney for Personal Representative: Cheyenne R. Young Florida Bar Number: 0515299 WOTITZKY, WOTITZKY & YOUNG, P.A. 1107 W. Marion Avenue, Unit #111 Punta Gorda, FL 33950 Telephone: (941) 639-2171 Fax: (941) 639-8617 E-Mail: cyoung@wotitzkylaw.com Secondary E-Mail: iackie@wotitzkylaw.com 25-01807S Sept. 19, 26, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY. FLORIDA PROBATE DIVISION File No. 2025 CP 4283 NC IN RE: ESTATE OF LAMAR JEAN BERGEON A/K/A GENE BERGEON Deceased.

The administration of the estate of LAMAR JEAN BERGEON a/k/a GENE BERGEON, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

NOTICE TO CREDITORS

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 19, 2025. Personal Representative:

LORI LYNNE BERGEON 4539 Nelson Avenue

Sarasota, Florida 34231 Attorney for Personal Representative: JOHN FERRARI, JR., Attorney Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com Secondary E-Mail: pollyb@elderlegalfl.com September 19, 26, 2025 25-01811S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 003801 NC

Division Probate IN RE: ESTATE OF SONIA RODRIGUEZ Deceased.

The administration of the estate of SONIA RODRIGUEZ, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division. the address of which is 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

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SEC TION 733.702 WILL BE FOREVER

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 19, 2025. Personal Representative:

DANNY RODRIGUEZ 6634 Rockridge Rd New Market, Maryland 21774

Attorney for Personal Representative: /s/ Gregory Herman-Giddens GREGORY HERMAN-GIDDENS. ESQ. Attorney for Personal Representative

Florida Bar Number: 957968 TrustCounsel 1415 Panther Drive, Suite 534 Naples, Florida 34109 Telephone: (239) 933-2097 E-Mail:

ghgiddens@trustcounselpa.com September 19, 26, 2025 25-01812S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004181 NC **Division Probate**

IN RE: ESTATE OF WILLIAM H. WATTS AKA WILLIAM HENRY WATTS, JR. Deceased.

The administration of the estate of William H. Watts aka William Henry Watts, Jr., deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 19, 2025. Personal Representative: Lucretia Pigaty Watts

c/o Ledbetter Cowan Law Group 229 Pensacola Rd. Venice, FL 34285 Attorney for Personal Representative: Ledbetter Cowan Law Group Jada W. Terreros, Esq. FL Bar No. 1032584 Email: jada@LedbetterLawFL.com 229 Pensacola Road Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: probate@LedbetterLawFL.com

25-01802S

Sept. 19, 26, 2025

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004184 SC Division: PROBATE IN RE: ESTATE OF JEANNE ARLENE WADSWORTH

Deceased. The administration of the estate of JEANNE ARLENE WADSWORTH, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 Tamiami Trail S., Venice, FL 34293. The names and addresses of the personal representative and the per-

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

sonal representative's attorney are set

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent

FIRST INSERTION

and other persons having claims or demands 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 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 19, 2025.

Personal Representative: **BRENDA LEE HARTLEY** c/o Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2

Venice, FL 34285 Attorney for Personal Representative: JULIE A. COLLINS Florida Bar Number: 0151483 Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2 Venice, FL 34285 Telephone: (941) 408-8555 Fax: (941) 408-8556 E-Mail: jcollins@staaslawgroup.com Secondary E-Mail: e-service@staaslawgroup.com Sept. 19, 26, 2025 25-01797S

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option or email legal@businessobserverfl.com



FIRST INSERTION

--- ESTATE ---

SARASOTA COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025 CP 003464 NC IN RE: ESTATE OF

KEVIN MICHAEL CRUCE The administration of the estate of Kevin Michael Cruce, deceased, whose date of death was August 31, 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 attor-

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY.

FLORIDA PROBATE DIVISION

File No. 2025 CP 003930 NC

IN RE: ESTATE OF GUY T. SHIVELY, Deceased.

The administration of the estate of

GUY T. SHIVELY, deceased, whose date of death was March 26, 2025, is

pending in the Circuit Court for Sara-

sota County, Florida, Probate Division,

the address of which is P.O. Box 3079,

Sarasota, FL 34230. The names and

addresses of the personal representa-

tives and the personal representatives'

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

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

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

OF THIS NOTICE ON THEM.

attorney are set forth below.

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 19, 2025.

> Personal Representative: /s/ Doyle C. Cruce, II DOYLE C. CRUCE II 53767 Meadow View Lane

New Baltimore MI 48047

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 speci-

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representatives:

GUY A. SHIVELY

6 Belleview Blvd. Unit 503 Belleair, FL 33756

THERESA M. DOLAN

521 Mandalay Ave. #607 Clearwater, FL 33767

Attorney for Personal Representatives:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is September 19, 2025.

TREVOR J. JOHNSON

Florida Bar No. 1049408

Williams Parker Harrison

Telephone: 941-366-4800 Designation of Email

Addresses for service:

Sept. 19, 26, 2025

Primary:

Secondary:

Sarasota, FL 34236

Dietz & Getzen 50 Central Avenue, Eighth Floor

tjohnson@williamsparker.com

jfoster@williamsparker.com

ALL CLAIMS NOT FILED WITHIN

fied under s. 732.2211. Florida Statutes

Attorney for Personal Representative: s/ Marc J. Soss Marc J. Soss, Esq FBN: 0927045 9040 Town Center Parkway Lakewood Ranch, FL 34202 Telephone: (941) 928-0310 Email: mjs@fl-estateplanning.com Sept. 19, 26, 2025 25-01793S

FIRST INSERTION

BARRED.

FIRST INSERTION

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

File No. 2025-CP-004228-NC IN RE: ESTATE OF R. BONNIE HABER, Deceased.

The administration of the Estate of R. BONNIE HABER, Deceased, whose date of death was August 19, 2025 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3070. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY.

FLORIDA PROBATE DIVISION

File No. 2025CP003954NC

Division: PROBATE

IN RE: ESTATE OF

VIVIAN T. HUNTRESS, Deceased.

The administration of the estate of Viv-

ian T. Huntress, deceased, whose date

of death was July 21, 2025, is pending in

the Circuit Court for Sarasota County,

Florida, Probate Division, the address

of which is 2000 Main Street, Sarasota,

FL 34237. The names and addresses

of the personal representative and the

personal representative's attorney are

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

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

duty to discover whether any property

held at the time of the decedent's death

The personal representative has no

OF THIS NOTICE ON THEM.

set forth below.

NOTICE.

25-01794S

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: September 19, 2025.

SVEN MOHR

Personal Representative

6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Justin W. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email:

mscott@najmythompson.comSept. 19, 26, 2025 25-01780S

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Alyssa Kaiser c/o The Payne Law Group, PLLC

766 Hudson Ave., Suite C

Sarasota, FL 34236 Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is September 19, 2025.

Teresa A. Monfils, Esq.

766 Hudson Ave., Suite C

Telephone: (941) 487-2800

nikkimonfils@lawnav.com

E-Mail: tmonfils@lawnav.com

Sarasota, FL 34236

Fax: (941) 487-2801

Secondary E-Mail:

Sept. 19, 26, 2025

FIRST INSERTION

Florida Bar Number: 1019949 The Payne Law Group, PLLC

NOTWITHSTANDING THE TIME

must be filed with the clerk.

BARRED.

FIRST INSERTION

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

PROBATE DIVISION File Number 2025 CP 004075 NC IN RE: ESTATE OF KAREN R. MILLER,

Deceased.

The administration of the ESTATE OF KAREN R. MILLER, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 demands 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 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 speci-fied 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 September 19, 2025.

Personal Representative: RICHARD A. MILLER

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

Sept. 19, 26, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004225 NC Division Probate

IN RE: ESTATE OF BARBARA J. GILL Deceased.

The administration of the estate of Barbara J. Gill, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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-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 other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 19, 2025.

Personal Representative: Tammy R. Griggs 2298 Seward Drive Sarasota, Florida 34234

Attorney for Personal Representative: Attorney Florida Bar Number: 0196010 3400 S. Tamiami Trail, Suite 101 Sarasota, Florida 34239 Telephone: (941) 952-0550

Fax: (941) 952-0551 E-Mail: kate@katesmithlawfl.com Secondary E-Mail: Tammy@KateSmithLawFL.com

Sept. 19, 26, 2025 25-01782S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004424 NC Division Probate IN RE: ESTATE OF RAYMOND D LAROCHE Deceased.

The administration of the estate of RAYMOND D LAROCHE, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Sara sota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property by the decedent or the decedent's surmunity Property Rights at Death Act as described in ss. 732.216-732.228, unless a written demand is made by a Florida Statutes. The written demand must be filed with the clerk

Personal Representative: Mary Ann Clower 308 Field Ave E Venice, Florida 34285-4031

Attorney Florida Bar Number: 1044362 E-Mail: Season@spanskilaw.com

held at the time of the decedent's death viving spouse is property to which the Florida Uniform Disposition of Com-Florida Statutes, applies, or may apply, creditor as specified under s. 732.2211,

ALL CLAIMS NOT FILED WITHIN ME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 19, 2025.

Attorney for Personal Representative: Season A. Spanski

304 W. Venice Ave., Suite 217 Venice, FL 34285 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: Heather@spanskilaw.com Sept. 19, 26, 2025 25-01784S

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 4373 SC **Division South County** IN RE: ESTATE OF FREDERICK J. ROSE, JR Deceased.

The administration of the estate of FREDERICK J. ROSE, JR, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. BOX 3079, SARASOTA, FLORI-DA, 34240. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes. The written demand must be filed with the clerk.

25-01799S

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 19, 2025. Personal Representative:

APRIL ROSE BUTLER 5225 Adina Circle North Port, Florida 34291

Attorney for Personal Representative: STEPHEN K. BOONE, Esq. Attorney Florida Bar Number: 371068 BOONE BOONE & BOONE, P.A. 1001 Avenida Del Circo

VENICE, FL 34285

Telephone: (941) 488-6716

Fax: (941) 488-7079 E-Mail: sboone@boone-law.com Sept. 19, 26, 2025

FIRST INSERTION

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

File No. 2025 CP 004161 NC **Division: Probate** IN RE: ESTATE OF JULIE R. KUEHN Deceased. The administration of the estate of JU-

LIE R. KUEHN, deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Sarasota Coundress of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and $addresses\ of\ the\ personal\ representative$ and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-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 19, 2025.

Personal Representative: JERRY H. KUEHN Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2

Venice, FL 34285

Attorney for Personal Representative: JULIE A. COLLINS Florida Bar Number: 0151483 Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2 Venice, FL 34285 Telephone: (941) 408-8555 Fax: (941) 408-8556 $\hbox{E-Mail: jcollins@staaslawgroup.com}\\$ Secondary E-Mail: e-service@veniceelderlaw.com Sept. 19, 26, 2025 25-01781S



What is a public notice?

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

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



ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



202 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings



Land and Water Use



Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and



Creation of Special Tax Districts





School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinquent Tax Lists, Tax Deed Sales

Government Property



Permit and License Applications

Court Notices

Mortgage Foreclosures



Name Changes **Probate Rulings**



Divorces and Adoptions

Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com **SARASOTA COUNTY**

FIRST INSERTION

NOTICE OF SALE PURSUANT TO E.S. SECTION 45,031 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2025-CA-003072 Division: NC ALTALOANS LLC, as servicer for COGNITUM CAPITAL LLC, Plaintiff, v. A LIT INVESTMENTS, LLC; BEACHPLACE ASSOCIATION, INC.; UNKNOWN TENANT #1 and UNKNOWN TENANT #2;

Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on September 17, 2025 in the above-styled case, that Karen E. Rushing, Sarasota County Clerk of Court, will sell the real property situated in Sarasota County, Florida

Unit 402, Building 8, Beachplace III, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1423, Page 1209, and any amendments

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY,

FLORIDA

CIVIL ACTION

Case No. 2025-CA-003922-SC POLYNESIAN VILLAGERS,

FRANK JANECKY a/k/a HAROLD

FRANK JANECKY, deceased; DAVID JANECKY; ARDEN ROLF;

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

To: FRANK JANECKY a/k/a HAROLD

FRANK JANECKY, 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 sub-

ject matter of this action.
YOU ARE NOTIFIED that an action

to quiet title to the following-described

LAGE, a Cooperative, according to Exhibit "B" (Plot Plan) of

home in Sarasota County, Florida:

the property which constitute the

subject matter of this action,

and the respective unknown spouses,

ASSOCIATION, INC., a Florida

not-for-profit corporation,

Plaintiff, vs.

Defendants.

thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto. Together with Parking Space PC-309, Building 8, designated in said Declaration of Condominium as a Limited Common Element, and Parking Space LCE #P-3045, Building 8, in according with that certain Assignment of Parking Space dated February 5, 1991 and recorded at Book 2292, Page 281, of the Official Records of Sarasota County, Florida.

and commonly known as: 1055 Gulf of Mexico Drive, Unit 402, Longboat Key, FL 34228 (Folio Number: 0010033020)

at Public Sale to the highest and best bidder on October 22, 2025 at 9:00AM at https://www.sarasota.realforeclose.

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

FIRST INSERTION

MENT. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED OT HAVE A LAWYER OR ANY OTHER REPRESENTA-TION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANY-ONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITH-IN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLO-SURE 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

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 17th day of September 2025.

THE FABRICIO LAW FIRM, P.A. Attorney for the Plaintiff 7900 Oak Lane, Suite 400 Miami Lakes, FL 33016 Tel: (305) 328-9112 Fax: (305) 676-9257 Service Email: service@fabriciolaw.com By: /s/ Laura B. Fabricio 「☐ Thomas P. Fabricio, Esq. Florida Bar No.: 78955 tom@fabriciolaw.com [x] Laura B. Fabricio, Esq. Florida Bar No. 55810 laura@fabriciolaw.com Sept. 19, 26, 2025

25-01825S

FIRST INSERTION

the Master Form Proprietary Lease recorded in O.R. Book 2076, Pages 770 through 799, of the Public Records of Sarasota County, Florida

Mobile Home Vehicle Identification Numbers: 3B4040113A &3B4040113B

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 20 day of October, 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.

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,

Dated this September 9, 2025 KAREN E. RUSHING Clerk of Courts (SEAL) BY: G. Kopinsky

Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 $Sept.\ 19,\ 26;\ Oct.\ 3,\ 10,\ 2025$

Deputy Clerk

cooperative unit and ejectment of the following 1981 double wide mobile Unit 114, POLYNESIAN VIL-

25-01767S

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2025 CA 002720 NC ONSLOW BAY FINANCIAL, LLC, Plaintiff, vs. JUAN DAVID DAVINOVISH; VENICE GARDENS CIVIC ASSOCIATION, INC.: JUDITH ANN PADOLIK A/K/A PADOLIK AS TRUSTEE OF THE JUDITH ANN PADOLIK REVOCABLE TRUST AGREEMENT, DATED NOVEMBER 30, 2017; UNKNOWN TENANT #1: UNKNOWN TENANT

Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www. sarasota.realforeclose.com at, 9:00 AM on the 10 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 333, VENICE GARDENS SUBDIVISION UNIT 5, AC-CORDING TO PLAT THERE-OF, AS RECORDED IN PLAT BOOK 9, PAGE 75, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 320 BRIARWOOD ROAD, VENICE, FL 34293

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 08 day of September 2025.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310

Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

25-02093 $Sept.\ 19,\ 26,\ 2025$

25-01770S

FIRST INSERTION

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

DIVISION "A"

NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

the surplus funds 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.

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: 9/15/25 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 19-400250

ration or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described: UN-KNOWN SPOUSE OF NATASHA MC-INTOSH; and UNKNOWN SPOUSE OF ONEIL WHYTE:

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

County, Florida

relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court September 9, 2025. KAREN E. RUSHING

CLERK OF THE COURT (SEAL) By: G. Kopinsky Deputy Clerk 25-01768S

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY,

FLORIDA CASE NO. 2022 CA 005415 NC PENNYMAC LOAN SERVICES, LLC;

Plaintiff, vs. DAVID A. SCHNEIDER, ET.AL; **Defendants**

NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated August 4, 2025, in the above-styled cause, the Clerk of Court will sell to the highest and best bidder for cash beginning at 09:00 ${\bf AM}$ at www.sarasota.realforeclose.com , on October 9, 2025, the following described property:

escribed property: LOT 608, ENGLEWOOD GAR-DENS #2, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 4, PAGE 36, OF THE PUBLIC RE-CORDS OF SARASOTA COUN-TY, FLORIDA.

Property Address: 155 S OX-FORD DR, ENGLEWOOD, FL 34223-0000

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C.

100 West Cypress Creek Road, Suite Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com MLG No.: 19-12051 25-01819S Sept. 19, 26, 2025

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023 CA 003612 NC

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ELIJAH LEE, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 7, 2025, and entered in Case No. 2023 CA 003612 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which U.S. Bank National Association, is the Plaintiff and Elijah Lee, Ravelyn Lee a/k/a Rayelyn A. Lee, Housing Finance Authority of Lee County, Florida, 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 October 7,

Foreclosure: LOT 5, BLOCK 54, 4TH ADDI-TION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF, AS RECORD-

2025 the following described property

as set forth in said Final Judgment of

ED IN PLAT BOOK 11, PAGES 32, 32A-32H, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. A/K/A 5442 ANSONIA TER

NORTH PORT FL 34287 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 15th 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/22-003530 Sept. 19, 26, 2025

25-01805S

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY. FLORIDA.

CIVIL DIVISION

CASE NO. 2025 CA 003464 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. TATIANA ZILBERMAN, AS TRUSTEE OF THE TATIANA ZILBERMAN LIVING TRUST, **DATED 09-26-23; UNKNOWN**

BENEFICIARIES OF THE TATIANA ZILBERMAN LIVING TRUST, DATED 9-26-23; TATIANA ZILBERMAN; CAVALRY SPV I, LLC; SUNCOAST CREDIT UNION; ALEXANDER BORUKHOV; 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: UNKNOWN BENEFICIARIES

OF THE TATIANA ZILBERMAN LIV-ING TRUST, DATED 9-26-23 Last Known Address UNKNOWN ADDRESS Current Residence is Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida: LOT 4, BLOCK 169, SECOND

ADDITION TO PORT CHAR-LOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

North Sarasota County (case numbers ending in NC):

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

numbers ending in SC):

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

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. contact the Sarasota County Please 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,

DATED on September 12, 2025. KAREN E RUSHING, CLERK As Clerk of the Court BY: G. Kopinsky

As Deputy Clerk 1496-211555 / ME2 Sept, 19, 26, 2025 25 - 01779S

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY,

FLORIDA CASE NO.: 2019 CA 002799 NC THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES. **SERIES 2006-3,**

Plaintiff, vs. DAVID VERIZZO A/K/A DAVID M. VERIZZO; UNKNOWN SPOUSE OF DAVID VERIZZO A/K/A DAVID M. VERIZZO: CEDAR CREEK MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE.

Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 07, 2022 and Amended Uniform Final Judgment of Foreclosure dated March 22, 2024., and entered in Case No. 2019 CA 002799 NC of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3, is Plaintiff and David Verizzo A/K/A David M. Verizzo: Unknown Spouse Of David Verizzo A/K/A David M. Verizzo; Cedar Creek Master Association, Inc.; United States Of America, Department Of The Treasury-Internal Revenue Service, are Defendants, the Office of the Clerk, Sarasota County Clerk of the Court will sell via online auction at www.// sarasota.realforeclose.com at 9:00 a.m. on the 15th day of October, 2025,

LOT 87, CEDAR CREEK, UNIT I. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 5, 5A THROUGH 5E, INCLUSIVE, OF THE PUBLIC RECORDS SARASOTA COUNTY,

34243

Any person claiming an interest in

Sept. 19, 26, 2025

the following described property as set forth in said Final Judgment, to wit:

FLORIDA. Property Address: 5657 Forester Pond Avenue, Sarasota, Florida

If you are a person with a disability

25-01801S

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY

CASE NO.: 25CA3729NC

NATASHA MCINTOSH and ONEIL WHYTE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described: UNKNOWN SPOUSE OF NATASHA MCINTOSH; and UNKNOWN SPOUSE OF ONEIL WHYTE.

Defendants. TO: NATASHA MCINTOSH and ONEIL WHYTE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corpo-

Lot 20, Block 1256, Twenty-Seventh Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 11, of the Public Records of Sarasota

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A.,701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

If you are a person with a disabil-

Sept. 19, 26, 2025

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2023 CA 005769 NC LAKEVIEW LOAN SERVICING Plaintiff vs

HUNG THACH, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 02, 2024 in Civil Case No. 2023 CA 005769 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Hung Thach, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of October, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 24, LESS AND EXCEPT 1.75 feet, Block 51, South Gate Unit No. 13, according to the plat thereof as recorded in Plat Book 9, Page 32, of the Public Records of Sarasota County,

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. By: /s/ Robyn Katz

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite $155\,$ Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MR Service@mccalla.comFla. Bar No.: 146803 23-06848FL

Sept. 19, 26, 2025

25-01774S

FIRST INSERTION

CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

 $CASE\,NO.\,2025\text{-}CA\text{-}002288\,NC$

NOTICE OF ACTION/

PLANET HOME LENDING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, RUTH A. DI BONA, DECEASED; et al.,

Defendants. TO: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, RUTH A. DI BONA, DE-CEASED

Last Known Address: Unknown Current Address: Unknown

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

LOT 10, BLOCK 2513, FIFTI-ETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

Property address: 6433 Myrtlewood Rd., North Port, FL 34287 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30)days of the first date of publication on or before 10-20-2025 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 or-der 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,

WITNESS my hand and the seal of said Court this 12 day of Sept., 2025. KAREN E. RUSHING Clerk of the Court BY: G. Kopinsky Deputy Clerk

Sept, 19, 26, 2025

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

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

SARASOTA COUNTY

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 pending 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 representative'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

THIRD INSERTION

NOTICE OF ACTION FOR PATERNITY

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

Case No. 2025 DR 003074 SC Div. SC 2 JORDAN RENEE HATINA f.k.a. JORDAN HENKEL, Petitioner,

STEVEN CRAIG WHIPPLE JR., Respondent.

To: Steven Craig Whipple Jr.

5429 Simrak Street

North Port, Florida 34287 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

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.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed

to the addresses on record at the clerk's

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: August 28, 2025 KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: Glen Kopinsky Deputy Clerk

Sept. 5, 12, 19, 26, 2025

25-01693S

SECOND 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 Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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-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 specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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.comservices@fergesonskipper.com September 12, 19, 2025 25-01759S

All other creditors of the decedent

SECOND INSERTION

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

File No. 2025-CP-003961 SC Division Probate IN RE: ESTATE OF DONALD PRESTON COURTSAL a/k/a DONALD P. COURTSAL Deceased.

The administration of the Estate of Donald Preston Courtsal a/k/a Donald P. Courtsal, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Sarasota County. Florida, Probate Division, the address of which is 2000 Main St, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 speci-

fied under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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:

Charles F. Courtsal 11 Greenview Dr. Rochester, New York 14620

Attorney for Personal Representative: Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com,

ndotres@mizell-law.com September 12, 19, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CASE NO.: 2024 CA 004172 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, VS. NADINE GLOCKSON; UNKNOWN SPOUSE OF NADINE UNKNOWN PARTIES CLAIMING

GLOCKSON: ANY AND ALL BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, **GRANTEES, OR OTHER** CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 31, 2025 in Civil Case No. 2024 CA 004172, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS TRANSACTION STRUCTURED TRUST, SERIES 2019-3 is the Plaintiff, and NADINE GLOCKSON: UNKNOWN SPOUSE OF NADINE GLOCKSON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM

AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose. com on December 2, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 4 AND 5, BLOCK 332, OF 5TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, 33-A THROUGH 33-R, PUBLIC RE-CORDS OF SARASOTA COUN-TY, FLORIDA.

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

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

call 711. Dated this 8th day of September,

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1012-4037B Sept. 19, 26, 2025

25-01769S

SECOND 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 Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand

must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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:

MICHELLÉ A. HELMS

5345 Windy Grove Drive Wimauma, Florida 33598 Attorney for Personal Representative: BART SCOVILL Attorney

September 12, 19, 2025 25-01758S

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

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

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

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

SECOND INSERTION

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

732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

e-mail legal@businessobserverfl.com



--- ESTATE ---

SARASOTA COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File Number: 2025CP003433 IN RE: ESTATE OF

VIOLA D. GINTOLI.

Deceased. 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.

Âll 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under

Florida Statutes Section 732,2211. The date of first publication of this Notice is September 12, 2025.

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

SECOND INSERTION

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.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL 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.

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

SECOND INSERTION

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. The administration of the estate of BEVERLY LYNN NAMINSKY a/k/a BEVERLY BREEDEN NAMINSKY, 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

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

The personal representative has no 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,

HOW TO

PUBLISH YOUR

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.

September 12, 19, 2025 25-01730S

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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: JENNIFER L. STONE

2505 NW 24th Street Cape Coral, Florida 33993 Attorney for Personal Representative: KYLE T. MORDEW, Esq.

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

CALL 941-906-9386

September 12, 19, 2025

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



25-01721S

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 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.

interested in the estate of EDGAR J.

SECOND INSERTION

BARRED.

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. 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.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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. 732.2211.

The date of first publication of this notice is: September 12, 2025. /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.comSeptember 12, 19, 2025 25-01741S

SECOND INSERTION

You are further notified that a motion to probate in solemn form the photostat copy of said paper writing as the Last Will and Testament of EDGAR J. HARLOW will be heard by the Clerk of Superior Court of Chatham County at the Chatham County Courthouse, 40 E. Chatham St., Pittsboro, NC 27312, at 11:00 a.m. on October 16, 2025.

You are hereby summoned to these proceedings that you may be advised of your rights and contest the probate of the photostat copy of the paper writ-

ing as the Last Will and Testament of EDGAR J. HARLOW, deceased, if you think proper. Gregory Herman-Giddens Attorney and Co- Petitioner TrustCounsel 1414 Raleigh Rd., Ste. 203 Chapel Hill, NC 27517 ghgiddens@trustcounselpa.com 919-493-6351 September 12, 19, 26, 2025

25-01723S

SECOND INSERTION

SECOND INSERTION

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. 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 attornev are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 speci-fied 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is September 12, 2025.

Personal Representative: Eleanor Kessler 2509 Portland Street

Sarasota, FL 34231 Attorney for Personal Representative: Sarah J. Harnden E-Mail Addresses: SHarnden@shutts.com cmbcourt@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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORID

PROBATE DIVISION File No. 2025-CP-4033 NC IN RE: ESTATE OF: RONDA CAMPBELL SMALLEY, Deceased.

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

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: September 12, 2025.

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 Cattlemen 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

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.

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.

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

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

The personal representative has no duty to discover whether any property by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

held at the time of the decedent's death

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

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

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.comelethbridge@williamsparker.com

September 12, 19, 2025 25-01746S

File Number 2025 CP 3749 NC IN RE: ESTATE OF SUZANNE BERRY BISSELL Deceased.

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.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 speci-fied 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 September 12, 2025.

Personal Representative: Cady B. Ferguson c/o 1515 Ringling Blvd., 10th Floor

Sarasota, Florida 34236 Attorney for Personal Representative: DANIEL L. TULLDIGE Florida Bar No. 106749 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 dtull dige @ fergesonskipper.comservices@fergesonskipper.com September 12, 19, 2025 25-01740S

SECOND INSERTION

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.

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

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

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

A Personal Representative or cura-

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. 732.2211.

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

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

The date of first publication of this notice is: September 12, 2025. Robert D. Hines

Tampa, FL 33612 Robert D. Hines, Esq.

Curator 1312 W. Fletcher Avenue, Suite B

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: jrivera@hnh-law.com September 12, 19, 2025 25-01742S

SECOND INSERTION

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

The administration of the ESTATE

--- ACTIONS / PUBLIC SALES ---

SARASOTA COUNTY

SECOND INSERTION

NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA

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 following property, commonly known as 2673 GREENDALE RD, NORTH PORT, FL 34287, and more particularly described

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.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 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 plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on this 5 day of September, 2025.

> Karen E. Rushing Sarasota County Clerk of Court and Comptroller

(SEAL) G. Kopinsky As Deputy Clerk September 12, 19, 2025 25-01735S to foreclose a mortgage on the following

SECOND INSERTION

described property in Sarasota County, ${\rm LOTS\,3039\,AND\,3040,SOUTH}$

VENICE, UNIT 10, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

LOAN TRUST 2005-AR1, Street Address: 4765 Neptune MORTGAGE PASS-THROUGH Road, Venice, Florida 34293 CERTIFICATES SERIES 2005-AR1, has been filed against you and you are Plaintiff, vs. required to serve a copy of your writ-

ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's JOHN P. VEDRAL A/K/A JOHN VEDRAL; UNKNOWN SPOUSE OF JOHN P. VEDRAL A/K/A JOHN attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date VEDRAL; SARASOTA COUNTY, FLORIDA, Defendant(s). of the first publication of this notice, on or before October 13, 2025, and file the original with the Clerk of this Court, TO: John P. Vedral a/k/a John Vedral Residence Unknown Unknown Spouse of John P. Vedral otherwise, a default will be entered

Residence Unknown the complaint or petition. YOU ARE NOTIFIED that an action If you are a person with a disability who needs any accommodation in

ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled ap-

order to participate in this proceed-

Dated on September 2, 2025. Karen E. Rushing Clerk of said Court By: G. Kopinsky (SEAL) As Deputy Clerk

pearance is less than seven (7) days;

if you are hearing or voice impaired,

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:20-401280

September 12, 19, 2025 25-01731S

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

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-Residence Unknown YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following described property in Sarasota County,

ONE HALF OF LOT 8294,

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 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce 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 If you are a person with a disabil-

the complaint or petition.

ity 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 2, 2025. Karen E. Rushing Clerk of said Court

By: G. Kopinsky (SEAL)

As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400313

September 12, 19, 2025 25-01732S

NOTICE OF ACTION

a/k/a John Vedral

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

12TH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY,

FLORIDA CASE NO.: 2025 CA 004004 NC

FOR INDYMAC INDX MORTGAGE

DEUTSCHE BANK NATIONAL

TRUST COMPANY AS TRUSTEE

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

CIVIL ACTION
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-ANY AND ALL UNKNOWN PARTIES

HAVING AN INTEREST IN THE SUBJECT PROPERTY

YOU ARE NOTIFIED that an action to Quiet Title to the following real

SECOND INSERTION

against you for the relief demanded in

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 INDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO Having a Tax Folio Number of

Having a postal address of 3411 Clark Road, #111, Sarasota, FL 34231

has been filed against you and you are

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

Clerk of the Court BY: G. Kopinsky (SEAL) As Deputy Clerk September 12, 19, 2025 25-01728S

SECOND INSERTION

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE

FORECLOSURE
RE: GULFTIDES 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.

UI	nt Number:	week Number:	Unit Number:	week Number:
10	1	42	102	07
10	3	32	105	16
10	6	04, 23	107	20
10	9	47	201	03
20	5	02	207	18, 30
20	8	42	209	19, 26, 31, 51
21	0	30		
TO	Owner	(e)		

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

\$2,968.58 with a per diem amount of \$1.47 as of February 23,2025

\$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

\$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

\$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 Glaysher 3915 Meandering Way

Crystal, IL 60014

 $\$3,\!172.03$ 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

\$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

\$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

\$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

\$1,254.65 with a per diem amount of \$0.62 as of February 23, 2025

\$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 THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 27th day of AUGUST,

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

0088091011

required to serve a copy of your written defenses, if any, to it on Christopher J. Horlacher, Esq., DHR LAW PLLC, the Platintiff's attorney, whose address is 2639 Fruitville Rd., Ste. 203, Sarasota, FL 34237, on or before October or voice impaired, call 711. DATED on September 4, 2025 KAREN E. RUSHING

SECOND 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. Hospitaller 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 Hospitaller 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 sical and spiritual health by recognizing the connections and tr 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

THIRD INSERTION

NOTICE OF ACTION FOR PUBLICATION

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

Case No.: 2025 DR 004279 NC Division: H
IN RE: TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF

ANTHONY BLOHM. Minor Child. TO: Kenny William Smith

KENDRICK

25-01733S

DOB: unknown 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

YOU ARE NOTIFIED that an action for PETITION TERMINATION OF PARENTAL RIGHTS AND FOR ADOPTION has been filed against you.

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 peti-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

SARASOTA COUNTY

SECOND INSERTION

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,

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:

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 SARA-SOTA COUNTY, FLORIDA.

and commonly known as: 2582 HOB-BLEBRUSH DRIVE, NORTH PORT, FL 34289 (the "Property").

ANY PERSON CLAIMING AN IN-TEREST 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 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

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION Case No.

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,

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, FLOR-

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

SECOND INSERTION

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,

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:

LOT 21, FOX CREEK ACRES UNIT 2 SUBDIVISION, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 3, 3A & 3B, OF THE PUBLIC RE-CORDS OF SARASOTA COUN-TY, 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,

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

September 12, 19, 2025 25-01729S

SECOND INSERTION 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 POSSES-SION #1

(Last Known Address) 9690 CLARK ROAD SARASOTA, FL 34241 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES. GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, 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:

A PARCEL OF LAND LYING IN SECTION 3. TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORI-DA. BEING MORE PARTICU-LARLY DESCRIBED AS FOL-LOWS:

COMMENCE AT A CONCRETE MONUMENT R.L.S. #2612 MARKING THE NORTH-EAST CORNER OF SECTION 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 DE SCRIPTION ARE BASED) FOR 1016.31 FEET FOR A POINT BEGINNING; S 89°34' 08" E, ALONG SAID NORTH LINE, FOR 1016 .31 FEET; THENCE S 00°25' 52"

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 IN-GRESS/EGRESS EASEMENT ACROSS THE FOLLOWING DESCRIBED LANDS:

THE WEST 100 FEET OF SEC-TION 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, TOWN-SHIP 38 SOUTH, RANGE 19 EAST, LYING EAST OF THE ABOVE DESCRIBED PARCEL OF LAND.

A/K/A: 9690 CLARK ROAD,

SARASOTA, FL 34241. 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.

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 time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 366-1746 or www.gulfcoastlegal. 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, vou may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

WITNESS my hand and the seal of this Court this 4 day of September,

> KAREN E. RUSHING As Clerk of the Court and/ or Comptroller KAREN E RUSHING, CLERK G. Kopinsky (SEAL)

September 12, 19, 2025 25-01727S

NOTICE OF FORECLOSURE SALE

SECOND INSERTION

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:

LOT 1, BLOCK J, COLONIAL TERRACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE(S) 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

2908 WILLIAMSBURG ST. SARASOTA, FL 34231

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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

Dated this 5 day of September, 2025.

Attorney for Plaintiff

25-01753S

SECOND INSERTION

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 Uzabel

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:

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-

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 or-der 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.boyette@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

SECOND INSERTION

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:

minium recorded in Official Re-

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

Dated this 3rd day of September,

By: /s/ Michael W. Cochran Michael W. Cochran, Esq.

SECOND INSERTION

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,

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 QUARL-TERE 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,

LOT 3481 AND 3482, SOUTH VENICE UNIT NO. 12, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 48, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-

has been filed against you and you are required to serve a copy of your written

IDA.

defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition.

North Sarasota County (case numbers ending in NC):

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

South Sarasota County (case numbers ending in SC):

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

org/public/lrs/ DATED on September 4, 2025 KAREN E RUSHING, CLERK As Clerk of the Court By: G. Kopinsky (SEAL) As Deputy Clerk

1475-204919 / ME2 September 12, 19, 2025 Unit 1102, Building 11, Phase 5, Arielle on Palmer Ranch, Section I, a condominium, according to the Declaration of Condo-

> cords Instrument #2004147095, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004171542, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004188577, as amended by Amendment to Declaration as recorded in Official Records No. 2004199025. and as amended by Amendment to Declaration as recorded to Declaration as recorded in Official Records Instrument No. 2004199027, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004213259, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004213260, as amended by

2025.

September 12, 19, 2025 25-01724S

