

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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, 202525-01764S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>The following personal property of MICHAEL BROCK, TC TRUST and UNKNOWN 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, TITTLE NO.: 0002831812 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, 202525-01775S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div><div>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, 2025. Forte Lifestyle LLC Tamera Roulund September 19, 202525-01772S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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, 202525-01787S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div><div>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, 202525-01806S</div></div></div>
<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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, TITTLE 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, 202525-01776S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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, boxes The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Sept. 19, 26, 202525-01777S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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 PURSUANT TO Florida STATE LAW BEFORE 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. Sept. 19, 26, 202525-01818S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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 PURSUANT TO Florida STATE LAW BEFORE 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 box 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, 202525-01816S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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, 202525-01766S</div></div></div>
<div><div>FIRST INSERTION</div><div><div>TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 BOARD OF SUPERVISORS MEETINGS</div><div>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.toscanaislescd.net/.</div></div></div>	<div><div>FIRST INSERTION</div><div><div>STAR FARMS VILLAGE AT NORTH PORT STEWARDSHIP DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS</div><div>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 District's website, https://starfarmsvillageatnorthportsd.net/.</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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 PURSUANT TO Florida STATE LAW BEFORE 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, 202525-01815S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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 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, 202525-01817S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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 Riley Whitfield Clothing and household Marion Bell Stove, refrigerator, 2 wooden cabinets, dinette set, power tools. Jessica Martin misc boxes and items, furniture. Roslyn Noahr Household items furniture, dishes, etc 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 and may rescind any purchase up until the winning bidder takes possession of the personal property. Sept. 19, 26, 202525-01763S</div></div></div>
	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4173 Clark Rd Sarasota, FL 34233 on 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, 202525-01765S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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 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. Sept. 19, 26, 202525-01762S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 757 Apex Rd Sarasota, FL 34240 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, 202525-01796S</div></div></div>	<div><div>FIRST INSERTION</div><div><div>NOTICE OF PUBLIC SALE</div><div>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 Boxes tools 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. Sept. 19, 26, 202525-01790S</div></div></div>

PUBLIC SALES / ESTATE ---

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION		FIRST INSERTION					
<p>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.</p> <p>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</p>		<p>OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-</p>		<p>IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice is September 19, 2025.</p> <p>Personal Representative: DEBRA LAMARCA c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: RICHARD R. GANS</p>		<p>NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 19430 Times Circle Venice ,FL 34292 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 facil-</p>		<p>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 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 State, Tallahassee, Florida. Dated this 10th day of September, 2025. William J. Fuller, III September 19, 2025</p>		<p>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 September 19, 2025</p>	
						25-01761S		25-01771S			

FIRST INSERTION	FIRST INSERTION
<p>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.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY</p>	<p>OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their 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 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.</p> <p>The date of first publication of this notice is September 19, 2025.</p> <p>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; service@michaelbelle.com September 19, 26, 2025 25-01822S</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004369 NC IN RE: ESTATE OF JANE C. BOUS MCELREE aka JANE CHRISTINE MCELREE, aka JANE BOUS Deceased.</p> <p>The administration of the estate of JANE C. BOUS MCELREE, deceased, File Number 2025 CP 004369 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:</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first</p>	<p>publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of the first publication of this Notice is September 19, 2025.</p> <p>Personal Representative: Neva Weisskopf 10451 New Bedford Court Lehigh Acres, FL 33936 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 19, 26, 2025 25-01813S</p>

FIRST INSERTION	FIRST INSERTION
<p>THREE RIVERS STEWARDSHIP DISTRICT NOTICE OF FISCAL YEAR 2026 MEETING</p>	<p>WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS</p>
<p>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:</p> <p>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</p>	<p>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 the following dates:</p> <p>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</p>
<p>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.</p>	<p>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.com/.</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA 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.</p> <p>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:</p> <p>Lots 1, 2 and 3, of Suncoast Technical College Commercial Subdivision, according to the plat thereof, as recorded in Plat</p>	<p>Book 49, Pages 42, 42A, 42B and 42C, Public Records of Sarasota County, Florida.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>/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.com litcontrol@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</p>

District Manager	September 19, 2025	25-01821S
------------------	--------------------	-----------

District Manager	September 19, 2025	25-01820S
------------------	--------------------	-----------

District Manager	September 19, 2025	25-01804S
------------------	--------------------	-----------

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 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 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
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 & Money maker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfll.com
Secondary E-Mail:
pollyb@elderlegalfll.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 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 a

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

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

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

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

The date of first publication of this notice is 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. 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 attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is 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
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
Deceased.

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.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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:
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:
jackie@wotitzkylaw.com
Sept. 19, 26, 2025 25-01807S

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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
Sept. 19, 26, 2025 25-01802S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 4305 SC
Division Probate
IN RE: ESTATE OF
Mary S. Marois
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 attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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:
LORI LYNN BERGEON
4539 Nelson Avenue
Sarasota, Florida 34231
Attorney for Personal Representative:
JOHN FERRARI, JR., Attorney
Florida Bar Number: 111132
Ferrari, Butler & Money maker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfll.com
Secondary E-Mail:
pollyb@elderlegalfll.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 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 personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is 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

ESTATE

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 attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
/s/ Doyle C. Cruce, II
DOYLE C. CRUCE II
53767 Meadow View Lane
New Baltimore MI 48047
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

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 Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

Personal Representatives:
GUY A. SHIVELY
6 Belview Blvd. Unit 503
Belleair, FL 33756
THERESA M. DOLAN
521 Mandalay Ave. #607
Clearwater, FL 33767
Attorney for Personal Representatives:
TREVOR J. JOHNSON
Florida Bar No. 1049408
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
tjohnson@williamsparker.com
Secondary:
jfoster@williamsparker.com
Sept. 19, 26, 2025 25-01794S

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

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

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

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 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:
Mary Ann Clower
308 Field Ave E
Venice, Florida 34285-4031
Attorney for Personal Representative:
Season A. Spanski
Attorney
Florida Bar Number: 1044362
304 W. Venice Ave., Suite 217
Venice, FL 34285
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: Season@spanskilaw.com
E-Mail: Heather@spanskilaw.com
Sept. 19, 26, 2025 25-01784S

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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

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.com
Sept. 19, 26, 2025 25-01780S

FIRST INSERTION

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 Vivian 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 set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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:
Alyssa Kaiser
c/o The Payne Law Group, PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Attorney for Personal Representative:
Teresa A. Monfils, Esq.
Florida Bar Number: 1019949
The Payne Law Group, PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: tmonfils@lawnav.com
Secondary E-Mail:
nikkimonfils@lawnav.com
Sept. 19, 26, 2025 25-01799S

FIRST INSERTION

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, FLORIDA, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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:
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 25-01798S

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

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

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

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

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

The date of 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
FERGESSON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergessonskipper.com
services@fergessonskipper.com
Sept. 19, 26, 2025 25-01773S

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 Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

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

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

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

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

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

Personal Representative:
Tammy R. Griggs
2298 Seward Drive
Sarasota, Florida 34234
Attorney for Personal Representative:
Kate Smith
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 004161 NC
Division: Probate
IN RE: ESTATE OF
JULIE R. KUEHN
Deceased.

The administration of the estate of JULIE R. KUEHN, deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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
E-Mail: jcollins@staaslawgroup.com
Secondary E-Mail:
e-service@veniceclerlaw.com
Sept. 19, 26, 2025 25-01781S

Q&A

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.

lv18237_v34

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



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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

--- ACTIONS / SALES ---

FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO F.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 described as: Unit 402, Building 8, Beach-place III, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1423, Page 1209, and any amendments</p>	
<p>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 accordance 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)</p> <p>at Public Sale to the highest and best bidder on October 22, 2025 at 9:00AM at https://www.sarasota.realforeclose.com.</p> <p>IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-</p>	
<p>MENT. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED NOT HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.</p> <p>IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding,</p>	
<p>you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 17th day of September 2025.</p> <p>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</p>	
FIRST INSERTION	
<p>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 ON SLOW BAY FINANCIAL, LLC, Plaintiff, vs. JUAN DAVID DAVINOVISH; VENICE GARDENS CIVIC ASSOCIATION, INC.; JUDITH ANN PADOLIK A/K/A PADOLIK AS TRUSTEE OF THE JUDITH ANN PADOLIK REVOCABLE TRUST AGREEMENT, DATED NOVEMBER 30, 2017; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 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, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 320 BRIARWOOD ROAD, VENICE, FL 34293 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST</p>	
<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 08 day of September 2025.</p> <p>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</p>	
FIRST INSERTION	
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25CA3729NC DIVISION “A” NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. 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-</p>	
<p>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; UNKNOWN SPOUSE OF NATASHA MCINTOSH; and UNKNOWN SPOUSE OF ONEIL WHYTE: YOU ARE HEREBY NOTIFIED that an action to foreclose on the following described property in Charlotte County, Florida: 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 County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of this Court September 9, 2025.</p> <p>KAREN E. RUSHING CLERK OF THE COURT (SEAL) By: G. Kopinsky Deputy Clerk Sept. 19, 26, 2025 25-01768S</p>	
FIRST INSERTION	
<p>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, ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. FRANK JANECKY a/k/a HAROLD FRANK JANECKY, deceased; DAVID JANECKY; ARDEN ROLF; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action, Defendants. 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 subject matter of this action.</p> <p>YOU ARE NOTIFIED that an action to quiet title to the following-described cooperative unit and ejection of the following 1981 double wide mobile home in Sarasota County, Florida: Unit 114, POLYNESIAN VILLAGE, a Cooperative, according to Exhibit “B” (Plot Plan) of</p>	
<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this September 9, 2025 KAREN E. RUSHING Clerk of Courts (SEAL) BY: G. Kopinsky Deputy Clerk 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 25-01767S</p>	
FIRST INSERTION	
<p>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</p>	
<p>will sell via online auction at www.sarasota.realforeclose.com at 9:00 a.m. on the 15th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: 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 OF SARASOTA COUNTY, FLORIDA. Property Address: 5657 Forester Pond Avenue, Sarasota, Florida 34243 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.</p> <p>Any person claiming an interest in 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 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: 19-4-00250 Sept. 19, 26, 2025 25-01801S</p>	
FIRST INSERTION	
<p>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 AM at www.sarasota.realforeclose.com , on October 9, 2025, the following described property: LOT 608, ENGLEWOOD GARDENS #2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 155 S OXFORD DR, ENGLEWOOD, FL 34223-0000 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF</p>	
<p>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 PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 19-12051 Sept. 19, 26, 2025 25-01819S</p>	
FIRST INSERTION	
<p>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 Ravelyn 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, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 5, BLOCK 54, 4TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORD-</p>	
<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 15th day of September, 2025.</p> <p>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</p>	
FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 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 LIVING 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 CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071,</p>	
<p>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.</p> <p>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/.</p> <p>South Sarasota County (case numbers ending in SC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED on 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</p>	

--- ACTIONS / SALES ---

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2023 CA 005769 NC LAKEVIEW LOAN SERVICING LLC,</p> <p>Plaintiff, vs.</p> <p>HUNG THACH, et al.,</p> <p>Defendant.</p> <p>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, to-wit:</p> <p>Lot 24, LESS AND EXCEPT 1.75 feet, Block 51, South Gate Unit No. 13, according to the</p>		
plat thereof as recorded in Plat Book 9, Page 32, of the Public Records of Sarasota County, Florida.		
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.		
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
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: MRService@mccalla.com Fla. Bar No.: 146803 23-06848FL		
Sept. 19, 26, 2025		25-01774S

FIRST INSERTION		
<p>NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO. 2025-CA-002288 NC PLANET HOME LENDING, LLC,</p> <p>Plaintiff, vs.</p> <p>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.,</p> <p>Defendants.</p> <p>TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, RUTH A. DI BONA, DECEASED</p> <p>Last Known Address: Unknown Current Address: Unknown</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida:</p> <p>LOT 10, BLOCK 2513, FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p>		
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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
WITNESS my hand and the seal of said Court this 12 day of Sept., 2025.		
KAREN E. RUSHING Clerk of the Court By: G. Kopinsky Deputy Clerk		
Sept, 19, 26, 2025		25-01778S

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>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,</p> <p>Plaintiff, VS.</p> <p>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</p> <p>Defendant(s).</p> <p>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 STRUCTURED TRANSACTION 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</p>		
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 RECORDS OF SARASOTA COUNTY, FLORIDA.		
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.		
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
Dated this 8th day of September, 2025.		
ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1012-4037B		
Sept. 19, 26, 2025		25-01769S

SUBSEQUENT INSERTIONS		
--- ESTATE ---		
SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File Number: 2025 CP 003899 NC</p> <p>IN RE: ESTATE OF Susan H. Wiegand, Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>The administration of the estate of Susan H. Wiegand, deceased, File Number 2025 CP 003899 NC, is pending in the Circuit Court for Sarasota</p>		
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 other 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 PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN 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		
<p>NOTICE OF ACTION FOR PATERNITY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>FAMILY DIVISION</p> <p>Case No. 2025 DR 003074 SC Div. SC 2</p> <p>JORDAN RENEE HATINA f.k.a. JORDAN HENKEL, Petitioner, and</p> <p>STEVEN CRAIG WHIPPLE JR., Respondent.</p> <p>To: Steven Craig Whipple Jr.</p>		
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 office.		
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		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 2025-CP-003961 SC</p> <p>Division Probate</p> <p>IN RE: ESTATE OF DONALD PRESTON COURTSAL a/k/a DONALD P. COURTSAL Deceased.</p>		
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.		
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
The 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		
1515 Ringling Boulevard, 10th Floor		
Sarasota, Florida 34236		
(941) 957-1900		
rgans@fergesonskipper.com		
services@fergesonskipper.com		
September 12, 19, 2025		25-01759S

SECOND INSERTION		
<p>NOTICE TO CREDITORS N THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 2025 CP 004098 SC</p> <p>Division: H</p> <p>IN RE: ESTATE OF CELIA ALVYN Deceased.</p>		
The administration of the estate of Celia Alvyn, deceased, whose date of death was May 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.		
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
The date of first publication of this notice is Friday, September 12, 2025.		
Personal Representative:		
MICHELLE A. HELMS		
5345 Windy Grove Drive		
Wimauma, Florida 33598		
Attorney for Personal Representative:		
BART SCOVILL		
Attorney		
Florida Bar Number: 0985716		
8031 Cooper Creek Blvd., Suite 101		
University Park, Florida 34201		
Telephone: (941) 365-2253		
E-Mail: bart@scovills.com		
Secondary E-Mail: melissa@scovills.com		
September 12, 19, 2025		25-01758S

CALL 941-906-9386

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

HOW TO PUBLISH YOUR

LEGAL NOTICE
IN THE BUSINESS OBSERVER

Business
Observer
10/20/25

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION		SECOND INSERTION			
<p>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 follow- ing property, commonly known as 2673</p>	<p>GREENDALE RD, NORTH PORT, FL 34287, and more particularly described as follows: LOT 46, BLOCK 2609, FIFTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RE- CORDS OF SARASOTA COUN- TY, FLORIDA. TAX ID # 0974260946 COMMONLY KNOWN AS: 2673 Greendale Road, North Port, FL 34287. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attor- ney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plain-</p>	<p>tiff's attorney or immediately thereaf- ter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- 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 imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on this 5 day of September, 2025. <div>Karen E. Rushing Sarasota County Clerk of Court and Comptroller (SEAL) G. Kopinsky As Deputy Clerk September 12, 19, 202525-01735S</div></p>	<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 004004 NC DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2005-ARI, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-ARI, Plaintiff, vs. JOHN P. VEDRAL A/K/A JOHN VEDRAL; UNKNOWN SPOUSE OF JOHN P. VEDRAL A/K/A JOHN VEDRAL; SARASOTA COUNTY, FLORIDA, Defendant(s). TO: John P. Vedral a/k/a John Vedral Residence Unknown Unknown Spouse of John P. Vedral a/k/a John Vedral Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following</p>	<p>described property in Sarasota County, Florida: 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. Street Address: 4765 Neptune Road, Venice, Florida 34293 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Com- merce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before October 13, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disabili- ty who needs any accommodation in</p>	<p>order to participate in this proceed- 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 imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on September 2, 2025. <div>Karen E. Rushing Clerk of said Court By: G. Kopinsky (SEAL) As Deputy Clerk</div> 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, 202525-01731S</p>

SECOND INSERTION		SECOND INSERTION			
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 004083 NC CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. VIRGINIA A. HANSLEY; UNKNOWN SPOUSE OF VIRGINIA A. HANSLEY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s). TO: Virginia A. Hansley Residence Unknown Unknown Spouse of Virginia A. Hans- ley Residence Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida:</p> <p>ONE HALF OF LOT 8294,</p>	<p>BEING THE ONE HALF AD- JACENT TO LOT 8295 AND ALL OF LOTS 8295 AND 8296, SOUTH VENICE, UNIT NO. 30, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE(S) 83, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>Street Address: 1016 Kimball Road, Venice, Florida 34293</p> <p>has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Com- merce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before October 13, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disabil-</p>	<p>ity who needs any accommodation in order to participate in this proceed- 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 imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated on September 2, 2025.</p> <p>Karen E. Rushing Clerk of said Court By: G. Kopinsky (SEAL) As Deputy Clerk</p> <p>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</p>	<p>NOTICE OF ACTION 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- SION; ANY AND ALL UNKNOWN PARTIES HAVING AN INTEREST IN THE SUBJECT PROPERTY</p> <p>YOU ARE NOTIFIED that an ac- tion to Quiet Title to the following real</p>	<p>property located in Sarasota County, Florida:</p> <p>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 0088091011 Having a postal address of 3411 Clark Road, #111, Sarasota, FL 34231</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christopher J. Horlacher, Esq., DHR LAW PLLC, the Plaintiff's attorney, whose address is 2639 Fruitville Rd., Ste. 203, Sara- sota, FL 34237, on or before October</p>	<p>13, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immedi- ately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Of- fice, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED on September 4, 2025</p> <p>KAREN E. RUSHING Clerk of the Court BY: G. Kopinsky (SEAL) As Deputy Clerk</p> <p>September 12, 19, 2025 25-01728S</p>

SECOND INSERTION				SECOND INSERTION			
NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE RE: GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION, INC. SARASOTA County, Florida Non-Judicial Timeshare foreclosure process NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, in the Official Records of Sarasota County, Florida, I will sell, to the highest and best bidder for cash, at GULF TIDES OF LONGBOAT KEY CONDOMINIUM ASSOCIATION Resort Manager's Office, 3008 Gulf of Mexico Drive, Longboat Key, FL 34228, on the 29th day of September, 2025 at 11:30am, the following described real property located in Sarasota County, Florida, to-wit: Unit Numbers and Week Numbers as set forth below in GULF TIDES OF LONGBOAT KEY, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1446, Page 429, of the Public Records of Sarasota County, Florida, and all amendments thereto, and as per Plat thereof recoded in Condominium Book 17, Page 7 of the Public Records of Sarasota County, Florida, together with an undivided share in the common elements appurtenant thereto.				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 102/07 \$3,172.03 with a per diem amount of \$1.57 as of February 23, 2025 Kristen Joy McGill 1004 W 100 N Flora, IN 46929 102/07			
101	42	102	07	102/07			
103	32	105	16	\$3,172.03 with a per diem amount of \$1.57 as of February 23, 2025			
106	04, 23	107	20	Kristen Joy McGill			
109	47	201	03	1004 W 100 N			
205	02	207	18, 30	Flora, IN 46929			
208	42	209	19, 26, 31, 51	102/07			
				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 Hospitalier Order, and the firmly held belief in Christian Science of Mind. Let it be known that Ordained Dame-Rev-Mother Melanie Kasper (Florida resident) and Society Wellness Church recite and abide by the Hippocratic Oath. As adherents of Truth, we take the inspired Word of the Bible as our guide to eternal Life. Jesus' human life characterized the kind of son-ship that Christian Scientists believe is provable for all as the children of God. He is seen as the Exemplar, the Way-shower. The divine nature he expressed is the Christ, and the Christ-God's expression of Himself-is eternal and ever-present. Understanding man's pure, indestructible relationship with God is what results in regeneration, health and healing.			

THIRD INSERTION		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 KENDRICK ANTHONY BLOHM, Minor Child. TO: Kenny William Smith 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 ac- tion 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 Ring- ling 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the peti- tion. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing 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, 202525-01692S	13, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immedi- ately 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 Of- fice, 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 4, 2025 KAREN E. RUSHING Clerk of the Court BY: G. Kopinsky (SEAL) As Deputy Clerk September 12, 19, 202525-01728S	order to participate in this proceed- 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 imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated on September 2, 2025. <div>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#:20-401280 September 12, 19, 202525-01731S</div>

ACTIONS / SALES

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

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

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

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

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 003243 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. PAUL KEVIN HOUGHTALING A/K/A KEVIN HOUGHTALING; BARBARA B. HOUGHTALING; UNKNOWN SPOUSE OF PAUL KEVIN HOUGHTALING A/K/A KEVIN HOUGHTALING;; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: PAUL KEVIN HOUGHTALING A/K/A KEVIN HOUGHTALING (Current Residence Unknown) (Last Known Address(es)) 9690 CLARK ROAD SARASOTA, FL 34241 1061 DEER HOLLOW BOULEVARD SARASOTA, FL 34232 9690 STATE ROAD 72 SARASOTA, FL 34241 UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 9690 CLARK ROAD SARASOTA, FL 34241 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 9690 CLARK ROAD SARASOTA, FL 34241 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>PARCEL 1: A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT R.L.S. #2612 MARKING THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE N 89°34'08" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 (UPON WHICH THE BEARINGS OF THIS DESCRIPTION ARE BASED) FOR 1016.31 FEET FOR A POINT OF BEGINNING; THENCE N 89°34' 08" E, ALONG SAID NORTH LINE, FOR 1016 .31 FEET; THENCE S 00°25' 52"</p>

W, FOR 428.61 FEET; THENCE N 89°34'08" W FOR 1016.31 FEET; THENCE N 00°25'52" E FOR 428.61 FEET TO THE POINT OF BEGINNING.
PARCEL 2:
TOGETHER WITH AN INGRESS/EGRESS EASEMENT ACROSS THE FOLLOWING DESCRIBED LANDS:
THE WEST 100 FEET OF SECTION 26 AND 35, AND THE WEST 100 FEET OF THAT PART OF SECTION 23 LYING SOUTH OF SUGAR BOWL ROAD (STATE ROAD NO. 72), TOWNSHIP 37 SOUTH, RANGE 19 EAST; AND THE WEST 100 FEET OF THE NORTH 50 FEET OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 19 EAST, AND THAT PORTION OF THE NORTH 50 FEET OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 19 EAST, LYING EAST OF THE ABOVE DESCRIBED PARCEL OF LAND.
A/K/A: 9690 CLARK ROAD, SARASOTA, FL 34241.

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

If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 366-1746 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

WITNESS my hand and the seal of this Court this 4 day of September, 2025.

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

25-52052
September 12, 19, 2025 25-01727S

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

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 005350 NC WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1, ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. LYNN E. GOODWIN A/K/A LYNN GOODWIN AND GARY DUANE GOODWIN A/K/A GARY D. GOODWIN A/K/A GARY GOODWIN, et.al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 09, 2025, and entered in 2024 CA 005350 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and LYNN E. GOODWIN A/K/A LYNN GOODWIN; GARY DUANE GOODWIN A/K/A GARY D. GOODWIN A/K/A GARY GOODWIN are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, at 09:00 AM, on October 01, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1, BLOCK J, COLONIAL TERRACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE(S) 39, OF</p>

IDA.

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

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

DATED on September 5, 2025.

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

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

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2024 CA 004121 NC LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JUSTIN ANTONIO ROSARIO; DOMINIQUE MELISSA QUARLTERE; MIDLAND CREDIT MANAGEMENT, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: JUSTIN ANTONIO ROSARIO Last Known Address 305 SHELL RD VENICE, FL 34293 Current Residence is Unknown TO: DOMINIQUE MELISSA QUARLTERE Last Known Address 305 SHELL RD VENICE, FL 34293 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida:</p> <p>LOT 3481 AND 3482, SOUTH VENICE UNIT NO. 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 48, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written</p>

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 Gulfoast Legal Services at (800) 230-5920 or https://www.gulfoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.

South Sarasota County (case numbers ending in SC):

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org, Gulfoast Legal Services at (800) 230-5920 or https://www.gulfoastlegal.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 25-01747S

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024 CA 002800 NC CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. CHARLES ARNOLD GIERHART, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 31, 2025, and entered in Case No. 2024 CA 002800 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Carrington Mortgage Services LLC, is the Plaintiff and Charles Arnold Gierhart, , are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota.realforeclose.com, Sarasota County, Florida at 9:00am on the September 30, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 21, FOX CREEK ACRES UNIT 2 SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 3,</p>

3A & 3B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
A/K/A 7156 WILDERNESS LANE SARASOTA FL 34240
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

Dated this 8 day of September, 2025.

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

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY CIVIL DIVISION CASE NO. 2025 CC 004121 NC County Civil Division A Honorable Maryann Olson 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:</p> <p>THE PHYSICAL ADDRESS IS: 5036 Mahogany Run Avenue Sarasota, Florida 34241 DESCRIPTION OF THE REAL PROPERTY: Lot 2302, Block 23, Heritage Oaks Golf and Country Club, Unit VII, according to the plat thereof recorded in Plat Book 40, Pages 4, 4A through 4E, in-</p>

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

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

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

DATED: September 5, 2025.

ADAMS AND REESE LLP
2001 Siesta Drive, Suite 302
Sarasota, Florida 34239
Phone: (941) 316-7600
Fax: (941) 316-7676
Primary E-mail: david.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
<p>NOTICE OF RESET FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2025 CA 001712 NC ARIELLE ON PALMER RANCH CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, v. ALAN D. RICHARDSON, PATRICIA M. RICHARDSON, UNKNOWN OCCUPANT(S), as unknown occupant(s) in possession, Defendants. Notice is hereby given pursuant to the Order Cancelling and Resetting Foreclosure Sale entered on August 28, 2025 in the above-styled Case Number 2025 CA 001712 NC in the Circuit Court of SARASOTA, Florida, that the Clerk of Court shall sell the following property, in SARASOTA County, Florida, described as:</p> <p>Unit 1102, Building 11, Phase 5, Arielle on Palmer Ranch, Section I, a condominium, according to the Declaration of Condominium recorded in Official Records Instrument #2004147095, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004171542, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004188577, as amended by Amendment to Declaration as recorded in Official Records No. 2004199025, and as amended by Amendment to Declaration as recorded 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</p>

Amendment to Declaration as recorded in Official Records Instrument No. 2004214636, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004216464, as amended by Amendment to Declaration as recorded in Official Records Instrument No. 2004216465, and any amendments thereof, together with an undivided interest in the common elements appurtenant thereto, all recorded in the Public Records of Sarasota County, Florida.

Property address of: 7084 Prosperity Circle, Unit 1102, Sarasota, FL 34238 at public sale, to the highest and best bidder for cash, at www.sarasota.realforeclose.com, at 9:00 A.M. on October 10, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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

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

Dated this 3rd day of September, 2025.

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

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

11/20/2025 11:47