SARASOTA PAGES 17-26 **MANATEE PAGES 27-38 CHARLOTTE PAGES 39-44**

SEPTEMBER 26 - OCTOBER 2, 2025

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

SARASOTA COUNTY LEGAL NOTICES

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that WVP of Florida LLC, desiring to engage in business under the fictitious name of Laurel Road Veterinary Clinic located at 3479 Precision Dr Ste 112, North Venice, FL 34275 intends to register the said name in Sarasota County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 26, 2025 25-01828S

FIRST INSERTION

NOTICE OF SELF STORAGE PUBLIC SALE Big Jim X, LLC 15107 Garnet Trail Lakewood Ranch, FL 34211

NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Personal Property described below to enforce a lien imposed on said property stored, under the Florida Self Storage Facility Act statutes (section 83.801-83.809).

The sale will occur as an online auction via www.storagetreasures.com on 10/10/2025 at 10:00am. The sale may be withdrawn at any time without further notice.

William Schlotthauer - C333 HHG / Personal Items

Sept. 26; Oct. 3, 2025 25-01850S

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of GLOBAL RESTAURANT SUPER-STORE located at 1537 Northgate Blvd. in the City of Sarasota, Sarasota County, FL 34234 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 18th day of September, 2025.

RUSSO'S RESTAURANT EQUIP-MENT & SUPPLY, LLC

Dane Arcari

September 26, 2025

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that EAST-MOORE, CRAUWELS & DUBOSE, P.A., owner, desiring to engage in business under the fictitious name of ECD LAW located at 1626 RING-LING BLVD, SUITE 300, SARASOTA, FLORIDA 34236 intends to register the said name in Sarasota county with the Division of Corporations, Florida

Department of State, pursuant to section 865.09 of the Florida Statutes. September 26, 2025 25-01847S

FIRST INSERTION

NOTICE OF SELF STORAGE PUBLIC SALE

Big Jim X, LLC 15107 Garnet Trail Lakewood Ranch, FL 34211

NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Personal Property described below to enforce a lien imposed on said property stored, under the Florida Self Storage Facility Act statutes (section 83.801-83.809).

The sale will occur as an online auction via www.storagetreasures.com on 10/10/2025 at 10:00am. may be withdrawn at any time without further notice.

William Schlotthauer - C518 HHG / Personal Items

Sept. 26; Oct. 3, 2025 25-01851S

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of LUXURY OUTDOOR BUILDERS located at 2024 Princeton Street in the City of Sarasota, Sarasota County, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 18th day of September, 2025.

Sarasota Construction, Inc.

Austin Maginnis

September 26, 2025 25-01839S

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/16/2025 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 1005 Unit 2145 Unit 2119

Rashad White **Gregory Moore** Weldon Wiggins Kyle Courtney

Boxes, Furniture Boxes, Furniture Clothing, Luggage Boxes, Toys, Baby Items

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

Please contact the property with any questions (941) 893-1782. Sept. 26; Oct. 3, 2025

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve residential activities on 5.66 acres known as Pritchart Road Parcel. The project is located in Sarasota County, Section(s) 4, Township 33 South, Range 19 East. The petitioner is North Forest Properties #2 LLC. whose address is 134 21st Avenue North Saint Petersburg, FL 33704. The Petition No. is 920335/42048787.000.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 N, Tampa, FL

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a

request for hearing.

--- PUBLIC SALES ---FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Holly R Kuri / PILATES ON PALM, LLC will engage in business under the fictitious name FOUNDRY COLLEC-TIVE, with a physical address 1266 N Palm Ave Sarasota, FL 34236, with a mailing address 201 S Palm Ave, 1005 Sarasota, FL 34236, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 26, 2025 25-01840S

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Forte realty and property management 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 17th day of September,

Forte Lifestyle LLC September 26, 2025

25-01831S

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Cabana Coffee located at 3009 Clementine Ct Unit 2315 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 19th day of September,

Sydnie Butera.

September 26, 2025 25-01842S

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Foundry Pilates located at 201 S Palm Ave, 1005 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 17th day of September, 2025.

Pilates on Palm, LLC Holly Kuri

September 26, 2025 25-01830S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY.

FLORIDA PROBATE DIVISION File No. 2025 CP 003956 SC **Division Probate** IN RE: ESTATE OF

JOHN ANDREW MAHONEY Deceased. The administration of the estate of John

Andrew Mahoney, deceased, whose date of death was July 27, 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 represen-tative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative: Patricia A. Gill 65 Cranberry Road

Whitman, MA 02382 Attorney for Personal Representative: Mellissa D. Stubbs, Esq. Florida Bar No. 1018975 Wilson & Johnson 2425 Tamiami Trail N., Suite 211 Naples, Florida 34103 Telephone: 239-436-1500 E-mail Addresses: mdstubbs@naplesestatelaw.com ewhittier@naplesestatelaw.com Sept. 26; Oct. 3, 2025

FIRST INSERTION

Florida Statutes. NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY. FLORIDA PROBATE DIVISION File No. 2025-CP-003798-NC Division Probate IN RE: ESTATE OF

JAMES M. TRAMMELL Deceased. The administration of the estate of JAMES M. TRAMMELL, deceased, whose date of death was July 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34237. The names and addresses of the personal rep-

resentatives and the personal represen-

tatives' 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,

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 26, 2025.

Ancillary Personal Representative: KIMBERLY TRAMMELL DeBIEN

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

Ancillary Personal Representative: JENNA KYLE MELTZER, Attorney Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100

E-Mail: jmytinger@blalockwalters.com Secondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail:

mchapman@blalockwalters.comSept. 26; Oct. 3, 2025 25-01860S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004044 SC Division PROBATE IN RE: ESTATE OF CLARENCE GEORGE WRIGHT A/K/A CLARENCE WRIGHT

Deceased.

The administration of the estate of CLARENCE GEORGE WRIGHT A/K/A CLARENCE WRIGHT, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal rep-

resentative and the personal representa-

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

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

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

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH FLORIDA STATUTES TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is September 26, 2025.

Personal Representative: AISHA C. WRIGHT 7940 South Peoria Street

Chicago, IL 60620 Attorney for Personal Representative: A. BRENT McPEEK, ESQUIRE Attorney for Personal Representative Florida Bar Number: 0003905 3986 S. Tamiami Trail Venice, FL 34293 Telephone: (941) 492-3400 Fax: (941) 492-3422 $\hbox{E-Mail: brent@mcpeeklawfirm.com}$

Secondary E-Mail:

shawn@mcpeeklawfirm.com

Sept. 26; Oct. 3, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on October 13, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction date 10/13/25

COUNTY Sarasota County		
FACILITY 5055 Pan American Bl	vd North Port, FL 3	4287
NAME	UNIT	BALANCE
Marc Athens	DD29	403.40
MERCEDES ANNABLE STINER	R DD14	390.20
JASON LITTLEJOHN	D51	569.00
Nicole Nichols	G09	546.70
Trisha Pugh	C49	203.50
Terrie Langley	H35	448.90
Mono Athona	DD11	CC1 FO

COUNTY Sarasota County FACILITY 7850 N. Tamiami Trail Sarasota FL 34243 NAME UNIT

BALANCE Karnesha Goodson 1535-37 968.10 GLORIA JEAN CLAY BANDEM DINDI 1221

HESBHANG BIDJEN Joseph Edwards Sept. 26; Oct. 3, 2025 25-01833S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-4600-NC **Division Probate** IN RE: ESTATE OF RONALD JOSEPH HARRIS

Deceased.
The administration of the estate of Ronald Joseph Harris, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

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

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 26, 2025.

Personal Representative: Lisa N. Harris c/o BOYER & BOYER PA

46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Attorney for Personal Representative Katherine M. Fall, Esq. Florida Bar Number: 1008504 BOYER & BOYER PA $46~\mathrm{N}$ Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: kate@boyerboyer.com Secondary Email: service@boyerboyer.com

Sept. 26; Oct. 3, 2025

25-01863S



legal@businessobserverfl.com

--- ACTIONS / SALES ---

SARASOTA COUNTY

FIRST INSERTION

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 58-2019-CA-003326 NC HOMEBRIDGE FINANCIAL SERVICES, INC.,

ROBERT EUGENE MILLER A/K/A ROBERT MILLER, et al.,

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Mortgage Foreclosure entered April 24, 2025 in Civil Case No. 58-2019-CA-003326 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein HOMEBRIDGE FINANCIAL SERVICES, INC. is Plaintiff and Robert Eugene Miller a/k/a Robert Miller, 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 17th day of October, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment,

LOT 3162, VILLAGES AT PI-NETREE PONDEROSA ENCLAVE, A SUBDIVISION,

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY,

FLORIDA GENERAL JURISDICTION

DIVISION

Case No. 2025 CA 001220 NC

Gitsit Solutions, LLC f/k/a Kondaur

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 2025 CA 001220 NC of the

Circuit Court of the TWELFTH Judicial

Circuit, in and for Sarasota County,

Florida, wherein Gitsit Solutions, LLC

f/k/a Kondaur Capital Corporation is

the Plaintiff and Shane B. Karl a/k/a

Shane Karl; Barbara C. Aguiar a/k/a Barbara M. Aguiar a/k/a Barbara C. Karl

a/k/a Barbara Karl; PCA Acquisitions V

LLC; Keybank, N.A. a/k/a Key Bank, N.A.; First Horizon Bank f/k/a First

Tennessee Bank National Association,

successor by merger to First Horizon Home Loan Corporation; United States

of America on behalf of the Secretary of

Housing and Urban Development are the Defendants, that Karen Rushing,

Sarasota County Clerk of Court will sell

to the highest and best bidder for cash

at, www.sarasota.realforeclose.com,

beginning at 09:00 AM on the 22nd

day of October, 2025, the following described property as set forth in said

LOT 18, BLOCK 402, 10TH

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

12TH JUDICIAL CIRCUIT, IN AND

FOR SARASOTA COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO: 2025 CA 002792 NC

MICHAEL JOSEPH MAIER A/K/A

MICHAEL J. MAIER; UNKNOWN

SPOUSE OF MICHAEL JOSEPH

MAIER; SANDHILL PRESERVE

PROPERTY OWNER'S ASSOCIA-

TION, INC.; UNKNOWN TENANT

TO: UNKNOWN TENANT #1 AND

LAST KNOWN ADDRESS: 11109

SANDHILL PRESERVE DR., SARA-

TO: MICHAEL JOSEPH MAIER

A/K/A MICHAEL J. MAIER AND UNKNOWN SPOUSE OF MICHAEL

JOSEPH MAIER A/K/A MICHAEL J.

LAST KNOWN ADDRESS: 11109

Sandhill Preserve Dr., Sarasota, Fl

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

SERVE, UNIT 3, ACCORD-

ING TO THE MAP OR PLAT

THEREOF AS RECORDED

IN PLAT BOOK 49, PAGE 50,

PUBLIC RECORDS OF SARA-

PROPERTY ADDRESS: 11109

Sandhill Preserve Dr, Sarasota,

has been filed against you and you are

required to serve a copy of your written defenses, if any, on FRENKEL LAM-

BERT WEISMAN & GORDON, LLP,

Plaintiff's attorney, whose address is

SOTA COUNTY, FLORIDA.

FL 34238

following property:

LOT 25 SANDHILL PRE-

MAIER A/K/A MICHAEL J.

#1; UNKNOWN TENANT #2,

UNKNOWN TENANT #2

PENNYMAC LOAN SERVICES,

Plaintiff, vs.

Defendant (s).

SOTA, FL 4238

Final Judgment, to wit:

Shane B. Karl a/k/a Shane Karl,

Capital Corporation,

et al.,

Defendants.

ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 43, PAGE 30, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORI-DA.

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. 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,

By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

ADDITION TO PORT CHAR-

LOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN

PLAT BOOK 12, PAGES 22, 22A THROUGH 22M, OF THE

PUBLIC RECORDS OF SARA-

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 proceed-

ing, you are entitled, at no cost to you, to the provision of certain assistance.

Jury Office, P.O. Box 3079. Sarasota.

Florida 34230-3079, (941)861-7400, at

least seven (7) days before your sched-

uled 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.

BROCK & SCOTT, PLLC

4919 Memorial Hwy, Suite 135

FLCourtDocs@brockandscott.com

Attorney for Plaintiff

Phone: (954) 618-6955

Fax: (954) 618-6954

By /s/Justin J. Kelley

Justin J. Kelley, Esq. Florida Bar No. 32106

Sept. 26; Oct. 3, 2025

File # 25-F00307

FIRST INSERTION

Tampa, FL 33634

2025.

Dated this 22nd day of September,

contact the Sarasota County

SOTA COUNTY, FLORIDA.

TAX ID: 0979040218

Fla. Bar No.: 146803 23-06575FL Sept. 26; Oct. 3, 2025 25-01835S

FIRST INSERTION

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

FLORIDA CASE NO. 2023 CA 008577 NC MIDFIRST BANK Plaintiff, v. MONA L. PACE; UNKNOWN SPOUSE OF MONA L. PACE; UNKNOWN TENANT 1; **UNKNOWN TENANT 2:**

UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 24, 2024, in this cause, in the Circuit Court of Sarasota County, Florida, the office of Karen E. Rushing. Clerk of the Circuit Court, shall sell the property situated in Sarasota County, Florida, described as:

LOT 13, BLOCK 2504, 50TH ADDITION TO PORT CHAR-LOTTE SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED AT PLAT BOOK 21, PAGE 7, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

a/k/a 5730 TALBROOK RD, NORTH PORT, FL 34287-3092

at public sale, to the highest and

best bidder, for cash, online at www. sarasota.realforeclose.com, on October 17, 2025 beginning at 09:00 AM.

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, 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 sched-uled 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 at St. Petersburg, Florida this 16 day of September, 2025. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000009649

25-01836S Sept. 26; Oct. 3, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2024 CA 006246 NC NewRez LLC d/b/a Shellpoint Mortgage Servicing,

Sumner T. Mullins, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 006246 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 Sumner T. Mullins; Unknown Spouse of Sumner T. Mullins are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 18th day of November, 2025, the following described property as set forth in said

Final Judgment, to wit: BEGINNING AT THE CEN-TER OF SECTION 21, TOWN-SHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE RUN-NING EASTERLY 1017 FEET; THENCE SOUTH 290 FEET TO THE POINT OF BEGIN-NING; THENCE EAST, A DIS-TANCE OF 90 FEET; THENCE SOUTH, A DISTANCE OF 100 FEET; THENCE WEST A DIS-

TANCE OF 90 FEET; THENCE NORTH A DISTANCE OF 100 FEET TO THE POINT OF BE-GINNING. TOGETHER WITH A RIGHT-OF-WAY OVER THE ROAD ADJOINING THE ABOVE DESCRIBED PROP-ERTY ON THE EAST. TAX ID: 2031020014

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

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

Dated this 22nd day of September, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourt Docs@brock and scott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00659

Sept. 26; Oct. 3, 2025

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE -PROPERTY

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

CIVIL ACTION CASE NO.: 25CA3744NC DIVISION "C"

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

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

(SEAL) BY: G. Kopinsky DEPUTY CLERK UNKNOWN SPOUSE OF ONNIL S SINGH

Defendants.

FRENKEL LAMBERT WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301

TELEPHONE: (954) 522-3233 Ext. | FAX: (954) 200-7770 **EMAIL**

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. **ADMIN 2.516** fleservice@flwlaw.com

04-101647-F00 Sept. 26; Oct. 3, 2025 25-01846S

One East Broward Blvd Suite 1430 Fort Lauderdale, FL, 33301 on or before October 27, 2025, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's at-torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.

25-01853S

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.

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,

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 18 day of September, 2025.

KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT

grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a

TO: ONNIL S. SINGH; his devisees,

defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF ONNIL S. SINGH:

25-01852S

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

Lot 18, Block 2376, 48th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 5, 5A through 5R, of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court September 15, 2025. KAREN E. RUSHING

CLERK OF THE COURT (SEAL) BY: G. Kopinsky Deputy Clerk Sept, 26; Oct. 3, 2025 25-01834S

FIRST INSERTION

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

Case No. 2025 CC 005738 SC BROOK TO BAY RESIDENTS' COOPERATIVE, INC., a Florida not-for-profit corporation, Plaintiff, vs. FRANCIS M. PIMENTAL, deceased; DIANE K. PIMENTAL, deceased; KIM DIODATO; MICHAEL PIMENTAL; ENGLEWOOD WATER DISTRICT, a political subdivision and body; ${\bf \hat{J}OHN}$ DOE and MARY DOE, as Unknown Occupants; and the respective unknown spouses, heirs, devisees grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action. Defendants.

To: FRANCIS M. PIMENTAL, deceased; DIANE K. PIMENTAL, deceased; 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 ac-

YOU ARE NOTIFIED that an action to foreclose a lien against the followingdescribed real property in Sarasota County, Florida:

Unit No. 166 of BROOK TO BAY RESIDENTS' COOPERA-TIVE, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in O.R. Book 1811, Pages 1 through 28, of the Public Records of Sarasota County,

1970 single wide mobile home, VIN: B0F31047

Florida.

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 27 day of October, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint.

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

> KAREN E. RUSHING Clerk of Courts (SEAL) BY: G. Kopinsky

Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 Sept. 26; Oct. 3, 2025 25-01845S

FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT

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

COUNTY, FLORIDA CIVIL ACTION NO.: 2025-CA-003988 PARCEL NO.: 142 STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION, Petitioner, -vs-BANK OF AMERICA, NATIONAL ASSOCIATION, F/K/A NATIONSBANK, N.A., F/K/A BARNETT BANK, NATIONAL ASSOCIATION F/K/A BARNETT BANK OF SOUTHWEST FLORIDA F/K/A UNITED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION; ET AL. Defendants

STATE OF FLORIDA TO: Bank of America, National Association, f/k/a NationsBank, N.A., f/k/a Barnett Bank, National Association f/k/a Barnett Bank of Southwest Florida f/k/a United First Federal Savings and Loan Association Gabriele Chesser, as

SERVE: Representative

Jones Lang LaSalle 265 Carl Street San Francisco, CA 94117 To all said Defendants who are living, and if any or all Defendants are

deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition,

FP. NO. 2012775 SECTION 17075-000 STATE ROAD 93 (I-75) SARASOTA COUNTY DESCRIPTION PARCEL 142

ESTATE OR INTEREST TO BE OBTAINED: FEE SIMPLE -RIGHT OF WAY

That portion of the northeast 1/4 of Section 1, Township 37 South, Range 18 East, Sarasota County, Florida. Being described as follows:

Commence at the northeast corner of the northeast 1/4 of said Section 1, said corner being on the baseline of State Road 758 (Bee Ridge Road); thence along the north line of said northeast 1/4 and said survey baseline North 89°38'33" West a distance of 1,391.87 feet to the survey baseline of Cattlemen Road; thence along said survey baseline of Cattlemen Road South 01°27'40' West a distance of 355.28 feet; thence North 88°32'20" West a distance of 50.00 feet to the west existing Sarasota County right of way line of said Cattlemen Road (per Road Plat Book 2, Page 31, Public Records of Sarasota County, Florida) for a POINT OF BEGINNING; thence along said west existing Sarasota County

right of way line South 01°27'40'

Dated this September 18, 2025. Deputy Clerk

West a distance of 200.00 feet; thence North 88°32'20' West a distance of 20.98 feet; thence North 00°39'14" East a

distance of 107.14 feet; thence

North 00°22'19" West a dis-

tance of 92.92 feet; thence South

88°32'20" East a distance of 25.46 feet to the POINT OF BE-GINNING. Containing 4,555 square feet. Being described as

lows: You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above-described property located in the

State of Florida, County of Sarasota. The Defendants, and any other persons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable Stephen Walker, one of the Judges of this Court, on the 06th day of November, 2025, at 11:00 o'clock, A.M., via

Div A Standing ZOOM Meeting;

Meeting ID: 465 693 0098, Password: 568290; Audio only: 1-786-635-1003

for an Order of Taking in this cause. All Defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

Zoom:

Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said

DEPARTMENT OF TRANSPORTA-

Post Office Box 1249 Bartow, Florida 33831 C/O Kenneth L. Hadley Assistant General Counsel (863) 519-2623

Florida Bar No.: 176745 on or before the 06th day of October, 2025, and file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

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

hearing or voice impaired, call 711. WITNESS MY HAND AND SEAL of said Court on the 9/8/2025.

CLERK OF THE CIRCUIT COURT (SEAL) G. Kopinsky Deputy Clerk

Sept. 26; Oct. 3, 2025 25-01837S

--- ESTATE / SALES ---

SARASOTA COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-004176-NC **Division Probate** IN RE: ESTATE OF DONNA C. MAYTHAM, Deceased.

The administration of the estate of Donna C. Maytham, 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 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below

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

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

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

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

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

The date of first publication of this notice is September 26, 2025

Personal Representative: Norma J. Shea, III Suplee, Shea, Cramer & Miller, P.A.

800 South Osprey Avenue #A Sarasota, Florida 34236 Attorney for Personal Representative: Shumaker, Loop & Kendrick, LLP Benjamin R. Hanan, Esquire Florida Bar No. 0089559 240 S. Pineapple Avenue, 9th Floor Sarasota, Florida 34236 Telephone: 941-364-2788 E-Mail Addresses: bhan an @shumaker.commward@shumaker.com25-01827S Sept. 26; Oct. 3, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 003995 NC IN RE: ESTATE OF PATRICIA R. LOMBARD, Deceased.

The administration of the estate of PATRICIA R. LOMBARD, deceased, whose date of death was May 24, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 26, 2025.

Personal Representative: JAMES M. LOMBARD 1525 Eastbrook Drive

Sarasota, FL 34231 Attorney for Personal Representative: ELIZABETH C. MARSHALL Florida Bar No. 0440884 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: emarshall@williamsparker.com Secondary: jaltekruse@williamsparker.com

Sept. 26; Oct. 3, 2025

STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION, 1. Publication Title: Business Observer. 2. Publication No.: 2325-8195. 3. Filing Date: 9/26/25. 4. Issue Frequency: Weekly. 5. Number of Issues Published Annually: 52. 6. Annual Subscription Price: \$75, includes sales tax. 7. Complete Mailing Address of Known Office of Publication (Not printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. Contact Person: Kristen Boothroyd; Telephone: (941)906-9386 x323. 8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not Printer): 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor: (Publisher) Emily Walsh, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. (Editor) Kat Wingert, 1970 Main Street 3rd Floor, Sarasota FL 34236. (Managing Editor) Mark Gordon, 1970 Main St. 3rd Floor, Sarasota, FL 34236. 10. Owner (If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address, as well as those of each individual owner. If the publication is published by a nonprofit organization, ve its name and address.) Gulf Coast Review, Inc., DBA/Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 11. Known Bondholders, Mortgagees and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages or Other Securities. (If there are none, so state): None. 12.Tax

Status (For completion by nonprofit organizations authorized to mail at nonprofit

rates) (Check one) n/a The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: Has Not Changed During Preceding 12 Months Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement) 13. Publication Title: Business Observer. 14. Issue Date for Circulation Data Below: 08/29/25, 15, Extent and Nature of Circulation: Average No. Copies Each Issue During Preceding 12 Months. Actual No. Copies of Single Issue Published Nearest to Filing Date. 15A. Total No. of Copies (Net Press Run): 5766 (average), 5457 (actual). 15B. Paid and/or Requested Distribution: (1) Outside County Paid/Requested Mail Subscriptions Stated on Form 354 1. (Include advertiser's proof and exchange copies): 4596(average), 4357(actual). (2) In-County Paid/Requested Mail Subscriptions Stated on Form 3541 (Include advertiser's proof and exchange copies): 0 (average), 0 (actual). (3) Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Non-USPS Paid Distribution: 0 (average), 0(actual). (4) Distributed by Other Mail Classes Through the USPS: 0 (average), 0 (actual). C. Total Paid and/or Requested Circulation [Sum of 15B (1), (2), (3), and (4)]: 4596 (average), 4357(actual). D. Non-Requested Distribution (by Mail and Outside the Mail): (1) Outside County Free Copies Stated on PS Form 3541: 827 (average), 768 (actual). (2) In-County Free Copies Stated on PS Form 3541: 0 (average), 0 (actual). (3) Non Requested Distribution by Other Mail Classes Through the USPS): 0 (average), 0(actual). (4) Non Requested Distributed Outside the Mail: 20 (average), 25(actual). E. Total Nonrequested Distribution [Sum of 15D (1), (2), (3), and (4)]: 847 (average), 793 (actual). F. Total Distribution (Sum of 15C and 15E): 5443 (average), 5150 (actual). G. Copies Not Distributed: 323(average), 307 (actual). H. Total (Sum of 15F and 15G): 5766 (average), 5457 (actual). I. Percent Paid and/or Requested Circulation (15C divided by 15F times 100): 84.44% (average), 84.60% (actual). 16. Electronic Copy Circulation: (a) Paid 0 (average) 0 (actual) No. copies of Single issue Published Nearest to filing Date: 0. B. Total Print Copies + Paid Electronic Copies: 4596 (average), 4357 (actual). Total Requested Copy Distribution + Paid Electronic Copies: 5443 (average), 5150 (actual). Percent Paid and/or Requested Circulation (Both Print and Electronic Copies) 84.44% (average), 84.60% (actual). 17. Publication of Statement of Ownership: 09/26/25. 18. Signature and Title of Editor, Publisher, Business Manager, or Owner. /s/ Emily Walsh, Publisher. Date 09/24/25.

FIRST INSERTION

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

FLORIDA CASE NO.: 2024 CA 001305 MIDFIRST BANK, Plaintiff, VS.

PATRICK DUNAWAY; MEGHAN ROONEY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; RED DOGS ROOFING; SOUTH VENICE CIVIC ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR

OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 18, 2025 in Civil Case No. 2024 CA 001305, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and PATRICK DUNAWAY; MEGHAN ROONEY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; DOGS ROOFING; SOUTH VENICE CIVIC ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose. com on November 4, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judg-

LOTS 13544 AND 13545, SOUTH VENICE, UNIT NO. 52, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 7, PAGE 19, 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 22nd day of September, ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751

Primary E-Mail: ServiceMail@aldridgepite.com 1485-453B

Sept. 26; Oct. 3, 2025 25-01854S

FIRST INSERTION

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

File No. 2025 CP 004323 SC IN RE: ESTATE OF JOHN ARMISTEAD ROGERS Deceased.

The administration of the Estate of JOHN ARMISTEAD ROGERS, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is South County Courthouse, 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is September 26, 2025

Personal Representative: COLIN ANDREI ARMISTEAD ROGERS 11409 Coventry Grove Circle Lithia, Florida 33547

Attorney for Personal Representative: JOHN M. HEMENWAY Florida Bar Number: 027906 Bivins & Hemenway, P.A. 1060 Bloomingdale Avenue Valrico, FL 33596 Telephone: (813) 643-4900 Fax: (813) 643-4904 E-Mail: jhemenway@bhpalaw.com Secondary E-Mail:

pleadings@brandonbusinesslaw.com Sept. 26; Oct. 3, 2025 25-01844S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY,

FLORIDA PROBATE DIVISION File No. 2025 CP 4494 SC IN RE: ESTATE OF KEITH OWEN GEYER Deceased.

The administration of the estate of KEITH OWEN GEYER, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is September 26, 2025

> Personal Representative: JOHN L. FERRARI, JR 2520 Tamiami Trail N, Suite 11

Nokomis, Florida 34275 Attorney for Personal Representative: JOHN FERRARI, JR.

Attorney Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com Secondary E-Mail: pollyb@elderlegalfl.com

25-01848S

Sept. 26; Oct. 3, 2025

FIRST INSERTION

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

Case No. 2025 CP 4187 NC IN RETHE ESTATE OF: SANDRA TROUT BLAKELEY

The administration of the estate of SANDRA TROUT BLAKELEY, Decedent, File No. 2025CP4187NC, is pending in the Circuit Court for Sarasota, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of the first publication of this Notice is September 26, 2025

Personal Representative: David Parker Blakeley 2697 Surf Rd.

Panacea, FL 32346 Attorney for Personal Representative: John H. Myers FBN 0216291 2697 Surf Rd. Panacea, FL 32346 Ph. 941.356.7050 Email: srqlawdog@aol.comSept. 26; Oct. 3, 2025 25-01843S

FIRST INSERTION

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

File No. 2025 CP 003985 SC **Division Probate** IN RE: ESTATE OF AUDREY R. DUNNEBACK a/k/a AUDREY ROSE DUNNEBACK Deceased.

The administration of the Estate of Audrey R. Dunneback a/k/a Audrey Rose Dunneback, deceased, whose date of death was April 23, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 26, 2025.

Personal Representative: **Truist Financial Corporation** 5350 Town Center Rd. #200 Boca Raton, Florida 33433

Attorney for Personal Representative: John B. Mizell, Esq. Florida Bar No. 0562424 Mizell & Mays Law Firm, P.A. 311 Sullivan St., Punta Gorda, Florida 33950 Telephone: (941) 575-9291 E-mail Addresses: jmizell@mizell-law.com, ndotres@mizell-law.com Sept. 26; Oct. 3, 2025 25-01841S

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

FILE NO.: 25-CP004253-SC IN RE: ESTATE OF ANTHONY DOMINIC SCOTTO, Deceased.

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of ANTHONY DOMINIC SCOTTO, deceased, File Number 25-CP004253-SC by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, Florida 34293 that the decedent's date of death was July 30, 2025 that the total value of the estate is \$1,043.14 and that the names and addresses of those to whom it has been assigned by such

KRISTINE SCOTTO 149 Lyndhurst G. Deerfield Beach, FL 33442ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

THE PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECE-DENT'S SURVIVING SPOUSE, IS PROPERTY TO WHICH THE FLOR-IDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLORIDA STATUTES SECTION 732 228 APPLIES OR MAY APPLY, UNLESS A WRITTEN DE-MAND IS MADE BY A CREDITOR AS SPECIFIED UNDER FLORIDA SEC-TION 732.2211.

The date of the first publication of

this Notice is September 26, 2025 Person Giving Notice KRISTINE SCOTTO 149 Lyndhurst G.

Deerfield Beach, FL 33442 Attorney for Person Giving Notice: DANA SIMON YELEN YELEN & SIMON, P.A. Florida Bar No. 113408 1104 Ponce de Leon Boulevard Coral Gables, Florida 33134 (305) 445-3721 dsimon@yelen-yelen.com Sept. 26; Oct. 3, 2025 25-01849S



Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE

--- ACTIONS / SALES / ESTATE ---

SARASOTA COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

FILE NO.: 2024-CP-003021-XXXANC IN RE: ESTATE OF ELLEN ALTMAN, Deceased.

The administration of the estate of EL-LEN ALTMAN, deceased, whose date of death was September 14, 2023, has been opened 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 per-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-003084

IN RE: ESTATE OF

OLGA TATARKO,

Deceased.

The administration of the estate of Olga

Tatarko, deceased, whose date of death

was 9/16/2024, is pending in the Cir-

cuit Court for Sarasota County, Florida,

Probate Division, File No. 2025-CP-

003084, the address of which is 2000

Main Street, Sarasota, FL 34237. The

names and addresses of the Personal

Representative and the Personal Repre-

sentative's attorney are set forth below.

duty to discover whether any property

held at the time of the Decedent's death

by the Decedent or the Decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

other persons, having claims or de-

mands against decedent's estate, on

whom a copy of this notice is required

to be served, must file their claims with

this court WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY (30)

All creditors of the decedent and

Florida Statutes.

The Personal Representative has no

sonal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

THE DATE OF THE FIRST PUB-

LICATION OF THIS NOTICE IS Sep-

Personal Representative:

Irene T. Orf

1101 Bergmann Drive

Stillwater, MN 55082

Attorney for Personal Representative

Attorney for Personal Representative

Coastal Probate Trust & Elder Law

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

All other creditors of the decedent

ON THEM.

OF THIS NOTICE.

ER BARRED.

tember 26, 2025.

Kathlyn M. White

Florida Bar No. 13763

905 E. Hatton St., Ste. B

kmwhite@cptelegal.com

knbarry@cptelegal.com

Sept. 26; Oct. 3, 2025

Pensacola, FL 32503

(850) 952-9187 FAX

(850) 202-8535

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 26, 2025. **Personal Representative:**

Catherine Baxter c/o Edward T. Yevoli, Esq. Perlman, Bajandas, Yevoli & Albright, P.L.

200 South Andrews Avenue, Suite 600 Fort Lauderdale, Florida 33301 Attorney for Personal Representative: EDWARD T. YEVOLI, ESQ. Florida Bar No. 395201 Perlman, Bajandas, Yevoli & Albright, P.L. 200 South Andrews Avenue, Suite 600 Fort Lauderdale, Florida 33301 Telephone: (954) 566-7117 Email: eyevoli@pbyalaw.com eserviceftl@pbyalaw.com Sept. 26; Oct. 3, 2025

FIRST INSERTION

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

> FLORIDA PROBATE DIVISION Case No. 2025 CP 004393 IN RE: ESTATE OF OSCAR L JOHNSON, Deceased.

The administration of the estate of Oscar L. Johnson, deceased, whose date of death was April 2, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 26, 2025.

Personal Representative: Oscar Lorenzo Johnson

1326 14th Street Sarasota, FL 34236 Attorney for Personal Representative: Anne J. McPhee Florida Bar No. 0041605 Block & Scarpa 601 21st Street, Suite 401 Vero Beach, FL 32960 Telephone: 772-794-1918 E-Mail Addresses:

amcphee@blockscarpa.com ileiva@blockscarpa.com Sept. 26; Oct. 3, 2025 25-01856S

FIRST INSERTION

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 2024 CC 004367 SC SONSHINE ROOFING, INC., Plaintiff, v.

RAYMOND A. HIRSCHEY, JR. and KATHRYN A. HIRSCHY,

Defendants.NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 12, 2025, and entered in Case No. 2024 CC 004367 SC, of the Circuit Court of the Twelfth Judicial Circuit in and for SARASOTA County, Florida. SONSHINE ROOFING, INC., is Plaintiff and RAYMOND A. HIRSCHY, JR. and KATHRYN A. HIRSCHY, are defendants. Karen E. Rushing, Clerk of Circuit Court for SARASOTA, County Florida will sell to the highest and best bidder for cash Via the Internet at www. sarasota.realforeclosure.com at 9:00 a.m., on the 16th day of October, 2025, the following described property as set

forth in said Final Judgment, to wit: Lot 9, Block 841, 19TH ADDI-TION IO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 14 at Pages 7, 7A through 7P, of the Public Records of Sarasota County, Florida.

my 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

25-01861S

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

Respectfully submitted, /s/ Jeremy D. Bailie Jeremy D. Bailie (FBN 118558) WEBER, CRABB & WEIN, P.A. 5453 Central Avenue St. Petersburg, FL 33710 Telephone: (727) 828-9919 Facsimile: (727) 828-9924 Jeremy.Bailie@webercrabb.com honey.rechtin@webercrabb.com natalie.deacon@webercrabb.com

Sept. 26; Oct. 3, 2025

hearing or voice impaired, call 711.

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

Si ou se yon moun ki enfim ki bez-

DATED: September 10, 2025 Attorney for Plaintiff

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

CASE NO.: 2023 CA 006561 MTGLQ INVESTORS L.P., Plaintiff, VS. BARBARA PIERKOWSKI; CITY OF NORTH PORT, FLORIDA; UNKNOWN TENANT #1 N/K/A RORY CARTER; UNKNOWN TENANT #2 N/K/A JAKOB CARTER: 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 Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 27, 2024 in Civil Case No. 2023 CA 006561, of the Circuit Court of the Judicial Circuit in and for Sarasota County, Florida, MTGLQ INVESTORS L.P. is the Plaintiff, and BARBARA PIERKOWSKI: CITY OF NORTH PORT, FLORIDA; UNKNOWN TENANT #1 N/K/A RORY CARTER; UNKNOWN TENANT $\sharp 2$ N/K/A JAKOB CARTER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose. com on November 21, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 1, 2 AND 3, BLOCK 1316, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION TO ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

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

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

Dated this 23rd day of September, ALDRIDGE PITE, LLP

Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail:

ServiceMail@aldridgepite.com 1230-173B

Sept. 26; Oct. 3, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION

CASE NO.: 2024-CA-002803 DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs.

BRIAN HEDGES, et al., Defendants.
NOTICE OF SALE IS HEREBY

GIVEN pursuant to the Final Judgment of Foreclosure entered on September 19, 2025 in Case No.: 2024-CA-002803 of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE is Plaintiff, and BRIAN HEDGES, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE AMERICAN FINANCIAL NETWORK, INC., JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC., and UNKNOWN SPOUSE OF BRIAN HEDGES are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 A.M. on-line at https://sarasota.realforeclose.com on the 23rd day of October 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 14, BLOCK 2627, FIFTY-

SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 21, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Also known as 2422 ROXBURY

CIR, NORTH PORT, FL 34287 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 in accordance with Florida Statutes, Section 45.031.

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

Dated this 19th day of September Sokolof REMTULLA, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq.

Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@floridalitlaw.com Counsel for Plaintiff Sept. 26; Oct. 3, 2025

FIRST INSERTION

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

CASE NO. 2025 CC 002571 NC BENT TREE VILLAGE UNIT 2 MAINTENANCE AND PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LYNDA K. CIMINISE; KENNETH

K. NYMAN, JR.; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, Defendants.

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

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

With a street address of 7362 Silver Fern Blvd., \$8, Sarasota, FL 34241, at public sale, to the highest and best bidder for cash via Internet at: www. sarasota.realforeclose.com on January 6, 2026 at 9:00 am. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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

PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

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

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

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

MICHELLE A. ROWE, ESQUIRE Florida Bar No. 0036605 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403Sarasota, Florida 34237-6063 (941) 955-5622 / Fax: (941) 951-1469 Primary: mrowe@lobeckrowe.com Secondary: enicholson@lobeckrowe.com Attorneys for Plaintiff Sept. 26; Oct. 3, 2025 25-01857S

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- · Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

೭ಿ೭

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



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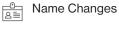


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SUBSEQUENT INSERTIONS

SARASOTA COUNTY

--- **ESTATE** ---

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

THE TIME PERIODS SET FORTH 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

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property

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

the clerk. $\begin{tabular}{ll} ALL CLAIMS NOT FILED WITHIN \end{tabular}$ 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

duty to discover whether any property

SECOND INSERTION

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com Secondary E-Mail: pollyb@elderlegalfl.com

25-01810S

September 19, 26, 2025

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is September 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@wotitzkvlaw.com Secondary E-Mail: jackie@wotitzkylaw.com

Sept. 19, 26, 2025

SECOND 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.

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

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

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

The personal representative has no

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

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

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

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

Personal Representative: LORI LYNNE BERGEON

4539 Nelson Avenue Sarasota, Florida 34231

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

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

SECOND 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.

25-01807S

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

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

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

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

Personal Representative: Lucretia Pigaty Watts c/o Ledbetter Cowan Law Group

229 Pensacola Rd. Venice, FL $342\overline{8}5$ Attorney for Personal Representative: Ledbetter Cowan Law Group Jada W. Terreros, Esq., FL Bar No. 1032584 Email: jada@LedbetterLawFL.com229 Pensacola Road Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: probate@LedbetterLawFL.comSept. 19, 26, 2025 25-01802S

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 19, 2025.

Personal Representative: 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 / ACTIONS / PUBLIC SALES ---

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023 CA 005769 NC LAKEVIEW LOAN SERVICING

Plaintiff, vs. HUNG THACH, et al.,

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

Lot 24, LESS AND EXCEPT 1.75 feet, Block 51, South Gate Unit No. 13, according to the

plat thereof as recorded in Plat Book 9, Page 32, of the Public Records of Sarasota County, 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

SECOND INSERTION

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

FLORIDA CASE NO. 2025-CA-002288 NC PLANET HOME LENDING, LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, RUTH A. DI BONA, DECEASED: et al., Defendants.

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

Last Known Address: Unknown Current Address: Unknown

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

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

 $Sept.\ 19, 26, 2025$ 25-01774S 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 origi-

nal with the Clerk of this Court either

before service on the Plaintiff's attorney

or immediately thereafter; otherwise a

default will be entered against you for

the relief demanded in the complaint or

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

SECOND INSERTION

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

CASE NO.: 2024 CA 004172

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, VS. NADINE GLOCKSON; UNKNOWN SPOUSE OF NADINE UNKNOWN PARTIES CLAIMING AGAINST THE HEREIN NAMED

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

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

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

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

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

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

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

Dated this 8th day of September,

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1012-4037B Sept. 19, 26, 2025 25-01769S

FOURTH 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,

TO: Kenny William Smith

Minor Child.

DOB: unknown Age: 45 Race: White Hair Color: Brown Eye Color: Brown Height: 5'9 Weight: approximately 140lbs Date of Birth of minor children: 12/30/2015 Place of Birth of minor child: Mesa County, Colorado

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED this 27 day of August, 2025.

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

Sept. 5, 12, 19, 26, 2025

25-01692S

SECOND INSERTION

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

PROBATE DIVISION File Number: 2025 CP 004369 NC IN RE: ESTATE OF JANE C. BOUS MCELREE aka JANE CHRISTINE MCELREE, aka JANE BOUS

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

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:

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 PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

Personal Representative: Neva Weisskopf 10451 New Bedford Court Lehigh Acres, FL 33936

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

September 19, 26, 2025 25-01813S

SECOND INSERTION

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

File No. 2025 CP 003996 NC IN RE: ESTATE OF ROBERT B. MARCY, Deceased.

The ancillary administration of the Estate of ROBERT B. MARCY, deceased, whose date of death was March 18, 2025, and is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FOR ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of

this Notice is September 19, 2025.

Personal Representative: JAMES MAYER Attorney for Personal Representative:

ALEX C. NAJARIAN, ESQ. Fla. Bar No. 127174 The Corneal Law Firm 509 Anastasia Blvd. St. Augustine, FL 32080 T: (904) 819-5333 Email: alex@corneallaw.com Sept. 19, 26, 2025 25-01800S

SECOND INSERTION

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

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

TOLEDO BLADE PARTNERS LLC, a New Jersey limited liability company, Defendant.

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

Lots 1, 2 and 3, of Suncoast Technical College Commercial Subdivision, according to the plat thereof, as recorded in Plat Book 49, Pages 42, 42A, 42B and 42C, 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, the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days: if you are hearing or voice impaired, call 711. /s/ Michael S. Provenzale Michael S. Provenzale FBN 0056834

Allison H. Gray FBN 1050244 LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A. 215 North Eola Drive Orlando, Florida 32802-2809 michael.provenzale@lowndes-law.comlitcontrol@lowndes-law.com anne.fisher@lowndes-law.com

allison.gray@lowndes-law.com Telephone: 407-843-4600 Facsimile: 407-843-4444 Attorneys for Tilden Park Convenience Holdings LLC 0888055\204630\15017658v1 September 19, 26, 2025 25-01824S SECOND INSERTION

NOTICE OF PUBLIC SALE

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

19430 Times Circle Venice ,FL 34292 10/09/2025 @ 11am

Kelly Blevins misc furt, boxes, clothes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property Sept. 19, 26, 2025

SECOND INSERTION

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

PROBATE DIVISION File No. 2025-CP-002120-SC IN RE: ESTATE OF ELIZABETH JANE JAMES

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY,

FLORIDA PROBATE DIVISION File No. 2025-CP-004064 NC IN RE: ESTATE OF FERRUH MUKTAR. Deceased.

The administration of the estate of FERRUH MUKTAR, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any dent's death by the Decedent or the De-

property held at the time of the Dececedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

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

Personal Representative 435 South Gulfstream Avenue Unit # 505

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

Sept. 19, 26, 2025

SECOND INSERTION

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

PROBATE DIVISION File No. 2025 CP 004267 SC Division PROBATE IN RE: ESTATE OF JUDITH ANDERSON-HOUSTON A/K/A JUDITH E. ANDERSON-HOUSTON A/K/A JUDITH E. HOUSTON A/K/A

JUDITH ELLEN ANDERSON-HOUSTON Deceased.

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

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

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

25-01803S

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

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

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

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

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

ESQUIRE Attorney for Personal Representative Florida Bar Number: 0127609 Ross & Mojica Law Group 871 Venetia Bay Blvd., Ste. 300B Venice, FL 34285 Telephone: (941) 480-1948 Fax: (941) 480-9277 E-Mail: madeline@rossmojicalaw.com Secondary E-Mail: shawn@rossmojicalaw.com

25-01804S

Sept. 19, 26, 2025

--- PUBLIC SALES ---

SECOND INSERTION

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

low at the location indicated: 4173 Clark Rd Sarasota, FL 34233 on 10/09/2025 at 10:00 AM

Julie Camden bed, dining table, hutch, boxes Matt McLean

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

Sept. 19, 26, 2025 25-01765S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

997 Center Road Venice, Fl 34292, 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, 2025 25-01790S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Tamiami Tr

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

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

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

Sept. 19, 26, 2025

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage

Lien Act, the owner of a self-storage

facility has a lien upon all personal property located at the self-service stor-

age facility for rent or other charges

incurred for the storage of the personal property. Due to the failure to pay the

rent, the owner is enforcing its lien and

intends to sell or otherwise dispose of

the personal property located in the

rented spaces listed in this notice. THIS

NOTICE IS BEING PROVIDED PUR-

SUANT TO Florida STATE LAW BE-

FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses

incurred to redeem the personal prop-

erty. ADVERTISEMENT OF SALE:

Notice is hereby given that the personal

property located in the following stor-

age units will be sold by competitive bidding.

Tamiami Tr

Sarasota, FL 34238 US

thermos/mug, tape measure

be sold to the highest bidder.

Sept. 19, 26, 2025

Facility Name: iStorage - 7009 - S

Facility Address: 8901 S Tamiami Tr.

Description: Entire contents of unit

Bidding: All bidding will take place

25-01815S

consisting of, but not limited to: Patrick

Castillo 00702- CB radio, shoes, hat,

online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will

Facility Phone: 1+ (941) 541-2135

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

1982 SKYL MOBILE HOME, VIN: 01610607R, TITLE NO.: 0021693227 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#32004-207) Sept. 19, 26, 2025 25-01776S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Sarasota, FL. 34234 Auction 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,

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, 2025 25-01763S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Tamiami Tr Facility Address: 8901 S Tamiami Tr.

Sarasota, FL 34238 US

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

Bidding: All bidding will take place online at StorageTreasures.com on Octoher 9, 2025, at 11:20 am. Property will be sold to the highest bidder. 25-01816S

Sept. 19, 26, 2025

SECOND INSERTION SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 7009 - S Tamiami Tr

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

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

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

Sept. 19, 26, 2025 25-01817S

SECOND INSERTION

SARASOTA COUNTY

NOTICE OF PUBLIC SALE

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

8400 Fruitville Rd Sarasota, FL 34240 10/09/2025 at 10:00am

mary morgan Personal items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Sept. 19, 26, 2025

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Drew Miller Personal Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Sept. 19, 26, 2025 25-01764S

NOTICE OF SERVICE BY

PROCESS OF PUBLICATION

STATE OF NORTH CAROLINA,

CHATHAM COUNTY

In the General Court of Justice

Superior Court Division

Before the Clerk

File No. 25E000011-180

In the Matter of the

Estate of Edgar J. Harlow,

Take notice that you, as a person interested in the estate of EDGAR J.

HARLOW, deceased, are hereby noti-

fied that Gregory Herman-Giddens and James Howard Wynkoop have

propounded for probate in solemn

form a photostat copy of a paper writ-ing purporting to be the Last Will and

Testament of EDGAR J. HARLOW,

deceased. Notice of Hearing for the Pe-

tition for Probate in Solemn Form of a

photostat copy of the Decedent's Will

was filed in the above-entitled proceed-

To Katherine Gallagher:

ing on August 18, 2025.

THIRD INSERTION You are further notified that a motion to probate in solemn form the photostat copy of said paper writing as the Last Will and Testament of EDGAR J. HARLOW will be heard by the Clerk of Superior Court of Chatham County at the Chatham County Courthouse, 40

E. Chatham St., Pittsboro, NC 27312, at

25-01775S

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of MI-CHAEL BROCK, TC TRUST and UN-

KNOWN PARTY IN POSSESSION,

will, on October 1, 2025, at 10:00 a.m.

at 2320 Bee Ridge Road, Lot No. 148,

Sarasota, Sarasota County, Florida

34239; be sold for cash to satisfy stor-

age fees in accordance with Florida

Statutes, Section 715.109: 1967 BUDD MOBILE HOME, VIN:

and all other personal property located

FB122A, TITLE NO.: 0002831812

2 North Tamiami Trail, Suite 500

therein

PREPARED BY:

J. Matthew Bobo

(PO#4379-1309)

Sept. 19, 26, 2025

Lutz, Bobo & Telfair, P.A.

Sarasota, Florida 34236

11:00 a.m. on October 16, 2025. You are hereby summoned to these proceedings that you may be advised of your rights and contest the probate of the photostat copy of the paper writ-ing as the Last Will and Testament of EDGAR J. HARLOW, deceased, if you think proper.

Gregory Herman-Giddens Attorney and Co- Petitioner TrustCounsel 1414 Raleigh Rd., Ste. 203 Chapel Hill, NC 27517 ghgiddens@trustcounselpa.com 919-493-6351

September 12, 19, 26, 2025 25-01723S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN

AND FOR SARASOTA COUNTY (SOUTH), FLORIDA (Probate Division)

File No.: 2025-CP-1802-SC IN RE: ESTATE OF DIANE D. ADAMS Deceased.

The administration of the estate of Diane D. Adams, deceased, whose date of death was May 9, 2025, and the last four digits of whose Social Security Number are 8431, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733,702 WILL BE FOREV-ER BARRED, NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative: JEFFREY S. ADAMS

7115 46TH AVE CIR E BRADENTON, FL 34203 Attorney for Personal Representative: DEREK W. EISEMANN, ESQ. FLORIDA BAR NO. 0092735 2364 FRUITVILLE ROAD SARASOTA, FL 34237 (941) 955-9212

Email: deisemann@michaelbelle.com; service@michaelbelle.com September 19, 26, 2025 25-01822S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

SARASOTA COUNTY, FLORIDA PROBATE DIVISION Number 2025 CP 4063 NC IN RE: ESTATE OF RICHARD PALLO, Deceased.

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

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

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

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

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

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

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

Personal Representative: DEBRA LAMARCA

c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: RICHARD R. GANS Florida Bar No. 0040878 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900

rgans@fergesonskipper.com

September 19, 26, 2025

services@fergesonskipper.com

25-01823S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Couch, entertainment center, tv,

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

25-01777S Sept. 19, 26, 2025

SECOND INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to

sell personal property described below belonging to those individuals listed below at the location indicated: 757 Apex Rd

Sarasota, FL 34240 10/09/2025 at 10:00am Louie Vigue Household Samuel McLean Furniture Carol Padula Household Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Sept. 19, 26, 2025 25-01796S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Anna Villareal clothes, bags Glinda Harris

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

the winning bidder takes possession of the personal property. Sept. 19, 26, 2025

and may rescind any purchase up until

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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, 2025 25-01788S

FOURTH INSERTION

NOTICE OF ACTION

FOR PATERNITY IN THE CIRCUIT COURT OF THE ${\tt TWELFTH\ JUDICIAL\ CIRCUIT,}$ IN AND FOR SARASOTA COUNTY.

FLORIDA FAMILY DIVISION Case No. 2025 DR 003074 SC Div. SC 2 JORDAN RENEE HATINA

f.k.a. JORDAN HENKEL, Petitioner, STEVEN CRAIG WHIPPLE JR.,

Respondent. To: Steven Craig Whipple Jr. 5429 Simrak Street

North Port, Florida 34287

YOU ARE NOTIFIED that an action for determination of paternity and related relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on counsel for Petitioner, Jordan Renee Hatina, Wyndel G. Darville, Esq., whose address is Eastmoore, Crauwels & DuBose, P.A., 1626 Ringling Blvd., Suite 300, Sarasota, Florida 34236; wyndel@ecd.law and lorrie@ecd.law on or before October 6, 2025, and file the original with the clerk of this court

at 2000 Main Street, Sarasota, Florida

34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: August 28, 2025

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

Sept. 5, 12, 19, 26, 2025

25-01693S

THIRD INSERTION

PUBLIC NOTICE

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

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

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

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

By the grace of God we inform that in accordance to the canonical laws that govern our Ecclesiastical Community (Ecclesiastical Sovereign Principality) and in accordance with the traditions and laws of the ancient and Holy Church of Christ, recognition of Dame Rev Mother Melanie Kasper - in the name of the Father son and Holy Spirit. Peace, Health, and Divine Grace. Amen. Sept. 12, 19, 26; Oct. 3, 2025 25-01726S

--- ESTATE ---

SARASOTA COUNTY

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is September 19, 2025.

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

New Baltimore MI 48047 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

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211, Florida Statutes

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

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 Belleview Blvd. Unit 503 Belleair, FL 33756 THERESA M. DOLAN 521 Mandalay Ave. #607

Clearwater, FL 33767 y 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

SECOND 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 a, Florida names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

The personal representative has no

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

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

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

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

> Personal Representative: 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

5700 Anise Dr Sarasota FL 34238, on 10/9/25 at 10:00am David Wilde Furniture, Office Supplies

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.

SECOND INSERTION

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

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

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

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

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

ALL CLAIMS NOT FILED WITHIN

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY

FLORIDA PROBATE DIVISION

File No. 2025CP003954NC

Division: PROBATE

IN RE: ESTATE OF

VIVIAN T. HUNTRESS, Deceased.

The administration of the estate of Viv-

ian T. Huntress, deceased, whose date

of death was July 21, 2025, is pending in

the Circuit Court for Sarasota County,

Florida, Probate Division, the address

of which is 2000 Main Street, Sarasota,

FL 34237. The names and addresses

of the personal representative and the

personal representative's attorney are

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

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

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, Pro-

bate Division, the address of which is

P.O. BOX 3079, SARASOTA, FLORI-

DA, 34240. The names and addresses of the personal representative and the

personal representative's attorney are

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

The personal representative has no

All other creditors of the decedent

OF THIS NOTICE ON THEM.

set forth below.

The personal representative has no

OF THIS NOTICE ON THEM.

set forth below.

NOTICE.

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

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

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

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

SVEN MOHR

Personal Representative 6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202

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

Sept. 19, 26, 2025 25-01780S

SECOND INSERTION by the decedent or the decedent's sur-

must be filed with the clerk.

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

viving spouse is property to which the

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

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

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

Personal Representative: 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

duty to discover whether any property held at the time of the decedent's death Sept. 19, 26, 2025 25-01799S

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732,2211.

Florida Statutes. The written demand

ALL CLAIMS NOT FILED WITHIN

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

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

MORE AFTER THE DECEDENT'S

Personal Representative:

APRIL ROSE BUTLER

5225 Adina Circle

North Port, Florida 34291

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is September 19, 2025.

STEPHEN K. BOONE, Esq.

Florida Bar Number: 371068

1001 Avenida Del Circo

Telephone: (941) 488-6716

VENICE, FL 34285

Fax: (941) 488-7079

Sept. 19, 26, 2025

BOONE BOONE & BOONE, P.A.

E-Mail: sboone@boone-law.com

Attorney

NOTWITHSTANDING THE TIME

TIME PERIODS SET FORTH

must be filed with the clerk.

SECOND INSERTION

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Personal Representative: RICHARD A. MILLER

c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: RICHARD R. GANS Florida Bar No. 0040878 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900

rgans@fergesonskipper.com services@fergesonskipper.com Sept. 19, 26, 2025

SECOND 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 oth-

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is September 19, 2025. Personal Representative: Tammy R. Griggs 2298 Seward Drive Sarasota, Florida 34234

Attorney for Personal Representative: Attorney Florida Bar Number: 0196010 3400 S. Tamiami Trail, Suite 101 Sarasota, Florida 34239

Telephone: (941) 952-0550 Fax: (941) 952-0551 E-Mail: kate@katesmithlawfl.com Secondary E-Mail: Tammy@KateSmithLawFL.com

Sept. 19, 26, 2025 25-01782S

SECOND INSERTION

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

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

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

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

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 19, 2025.

Personal Representative: JERRY H. KUEHN Staas Law Group, P.L.L.C. 801 E. Venice Ave., Ste. #2 Venice, FL 34285

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

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

e-mail legal@businessobserverfl.com

--- ACTIONS / SALES ---

SARASOTA COUNTY

SECOND INSERTION

NOTICE OF SALE PURSUANT TO ES. 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; sota County, Florida.

SECOND INSERTION

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

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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY,

FLORIDA

CIVIL ACTION

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

FRANK JANECKY a/k/a HAROLD

FRANK JANECKY, deceased; DAVID JANECKY; ARDEN ROLF;

heirs, devisees, grantees, creditors

and other parties claiming by, through, under or against them, if

alive, and if any of the named above-

referenced defendants are dead, any

heirs, devisees, grantees, assignees,

lienors, creditors, trustees, or other

persons or entities claiming to have

any right, title or interest in and to

To: FRANK JANECKY a/k/a HAROLD

FRANK JANECKY, deceased; and the

respective unknown spouses, heirs,

devisees, grantees, creditors and other

parties claiming by, through, under or

against him, if alive, and if any of the

named above-referenced defendants

are dead, any heirs, devisees, grantees,

assignees, lienors, creditors, trustees,

or other persons or entities claiming to

have any right, title or interest in and to

the property which constitute the sub-

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

to quiet title to the following-described

cooperative unit and ejectment of the

following 1981 double wide mobile

Unit 114, POLYNESIAN VIL-

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

home in Sarasota County, Florida:

the property which constitute the

subject matter of this action,

and the respective unknown spouses,

ASSOCIATION, INC., a Florida

not-for-profit corporation,

Plaintiff, vs.

Defendants.

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

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

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

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

the Master Form Proprietary

Lease recorded in O.R. Book

the Public Records of Sarasota

Mobile Home Vehicle Identifica-

tion Numbers: 3B4040113A &

has been filed against you and you are

required to serve a copy of your writ-

ten 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 Octo-

ber, 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

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Sarasota County

Jury Office, P.O. Box 3079, Sarasota,

Florida 34230-3079, (941)861-7400,

at least seven (7) days before your

scheduled court appearance, or 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,

KAREN E. RUSHING

(SEAL) BY: G. Kopinsky

Clerk of Courts

Deputy Clerk

25-01767S

Dated this September 9, 2025

Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A.

Sept. 19, 26; Oct. 3, 10, 2025

Punta Gorda, FL 33950

1107 West Marion Avenue, Unit 111

demanded in the Complaint.

County, Florida

3B4040113B

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 17th day of September 2025.

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

25-01825S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND 2076, Pages 770 through 799, of FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION:

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

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:

TENANT #1: UNKNOWN TENANT

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

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

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

Dated this 08 day of September 2025.

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

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

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

25-01770S

SECOND INSERTION

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

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

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

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

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

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite

Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com

MLG No.: 19-12051 25-01819S Sept. 19, 26, 2025

SECOND INSERTION

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

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

CASE NO.: 2023 CA 003612 NC U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

ELIJAH LEE, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN

Pursuant to an Order Rescheduling Foreclosure Sale dated August 7, 2025, and entered in Case No. 2023 CA 003612 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which U.S. Bank National Association, is the Plaintiff and Elijah Lee, Ravelyn Lee a/k/a Rayelyn A. Lee, Housing Finance Authority of Lee County, Florida, are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota. realforeclose.com, Sarasota County, Florida at 9:00am on the October 7, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

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

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

NORTH PORT FL 34287 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability

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

Dated this 15th day of September,

2025. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171

eService: servealaw@albertellilaw.com By: /s/Silver Jade Bohn FBN:95948

IN/22-003530 $Sept.\ 19,\ 26,\ 2025$

plaint or petition.

25-01805S

SECOND INSERTION

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

CIVIL DIVISION

CASE NO. 2025 CA 003464 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. TATIANA ZILBERMAN, AS

TRUSTEE OF THE TATIANA ZILBERMAN LIVING TRUST, **DATED 09-26-23; UNKNOWN** BENEFICIARIES OF THE TATIANA ZILBERMAN LIVING TRUST, DATED 9-26-23; TATIANA ZILBERMAN; CAVALRY SPV I, LLC; SUNCOAST CREDIT UNION; ALEXANDER BORUKHOV; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).
TO: UNKNOWN BENEFICIARIES OF THE TATIANA ZILBERMAN LIV-ING TRUST, DATED 9-26-23 Last Known Address UNKNOWN ADDRESS Current Residence is Unknown

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

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

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

North Sarasota County (case numbers ending in NC):

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

floridabar.org/public/lrs/. South Sarasota County numbers ending in SC):

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

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

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

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

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45

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

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

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

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

will sell via online auction at www.// sarasota.realforeclose.com at 9:00 the following described property as set forth in said Final Judgment, to wit:

FLORIDA.

Pond Avenue, Sarasota, Florida 34243 and all fixtures and personal property

located therein or thereon, which are included as security in Plaintiff's mort-

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.

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

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

a.m. on the 15th day of October, 2025,

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

Property Address: 5657 Forester

If you are a person with a disability

25-01801S Sept. 19, 26, 2025

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

FLORIDA CIVIL ACTION CASE NO.: 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

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-

WHYTE,

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

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

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.

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

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

(SEAL) By: G. Kopinsky Deputy Clerk Sept. 19, 26, 2025 25-01768S