

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE	Allan
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 28, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547 Time: 10:15 AM Sale to be held at www.storage treasures.com. A105 - Davis, Diamond; A144 - Ojeda, Taurino Perez; B118 - Humphrey, Amanda Lee; B126 - Miller, Valerie; B176 - Flynn, Christine; B227 - Hayes, Alice; C175 - Perez, Kristina; C179 - Lopes, Aires; C200 - Salisbury, Matthew; D117 - Norris, Victoria; D123 - Gray, Devin; D125 - Rentas, Felix; D126 - Bouchard, Gregory; D131 - Smallwood, Dennis; E101 - Rodriguez, Adrian; E108 - Tapp, Charles; E126 - Erb, Tristan; E156 - Smallwood, Dennis; F107 - Traylor, Andrew; F116 - Hamm, Domyneak; F132 - pagan, Jose	PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819 Time: 12:15 PM Sale to be held at www.storage treasures.com. 3009 - Mansfield, Phillip; 3011 - Siwicki, Bartlomiej; 4001 - Eastrada, Joseph; 4101 - Swift, Randall; 4168 - Lopez, Wilmar; 6004 - Mesa, Yosvanis; 6030 - Smith, Lanard; 6057 - Herrera, Araceli; 6120 - leon, Gabriela; 6122 - Taylor, Latoya; 6123 - May, Jennifer M; 6242 - Cieslak, Martin; 6272 - Velasquez, Sandra; 7001 - Martin, Thomas; 7025 - Kirkland Hilgenfeldt, Sandi Lee; 7118 - alvis, Keegan ; 7320 - Steger, Evan; 7363 - Sheppard, Pamela
PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632 Time: 10:30 AM Sale to be held at www.storage treasures.com. B017 - Ferebee, Erica; B064 - Serbeck, Nicole; C062 - Mattox, Christopher; D022 - Myers, Donald; GB21 - Howard, Kefon; GD03 - Bonura, Josephine; GH08 - Morris, Erica	PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580 Time: 12:30 PM Sale to be held at www.storage treasures.com. 1008 - Whitehead, Lea; 1101 - Stephens, Thomas; 116 - Gamble, Douglas; 2036 - Rivera, Eileen; 2171 - Kondratovich, Alexandra; 2317 - Angelo, Becky; 2816 - Lengyel, Adam; 3001 - Byrd, Brady; 3006 - Rouslin, Nate; 3007 - Boyer, Richard; 3101 - Peters, Nicholas; 3407 - Knowles, Tesha; 3511 - Horrocks, Ladestence; 3706 - Moriarity, Robin; 3713 - Boyle, Kristine; 3724 - johnson, jasmine
PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108 Time: 10:45 AM Sale to be held at www.storage treasures.com. 1044 - Pelletier, Ruth; 1048 - Blocker, Starr; 1049 - Denise, Ogden.; 1106 - Pelletier, Clayton; 2209 - Purski, Grzegorz; B415 - Van Meter, Patrick; P532 - Nichols, James; P534 - Johnson, Travis	PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371 Time: 12:45 PM Sale to be held at www.storage treasures.com. J008 - Lia, Nicole; L007 - McCurtain, Tyler; Q035 - Hyman, Linda; Q067 - Dingman, Michael
PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592 Time: 11:00 AM Sale to be held at www.storage treasures.com. 1145 - Hardy, Howard; 1163 - Jennings, Jeffrey; 1178 - Birch and Blue LLC Donat, Ozgur; 1183 - Mechling, Alexander; 2033 - noyes, Dustin; 2093 - Hardy, Howard; 3006 - Willner, Samuel; 3008 - Sizemore, Tom; 3017 - Sizemore, Tom; 3032 - Grindlinger, Dani; 3040 - Holt, Mark; 3097 - Grimes, Michael; 3174 - Tambley, Helberts	PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887 Time: 01:00 PM Sale to be held at www.storage treasures.com. 1027 - Ross, Serenity; 1086 - Cadet, Dontaisha; 1150 - Haygood, Shameka; 1163 - Grant, Larita; 1188 - Lewis, Leanna; A02 - Rivers, Gary; A12 - Lyons, Kelly; B28B29 - Gamble, Greg; B32 - Snow, Crystal; B41 - A Better therapy connection Troupe, Sharon; B55 - Tedder, Terri; C16 - Smith, Howard; C23 - Tedder, Terri; C34 - Vannone, Stephen; CC02 - Smith, Rod; CC11 - Reese, Keyara; D18D22 - falasiri, Navid; D27 - Phillips, Winifred; D28 - Garcia, Mithermay; D35 - molina, Lorri; E18 - Bryant, Gwen p.; E20 - Robinson, Samnesha; E25 - Yannone, Stephen; E45 - Johnson, Curtis; F01 - Berkowitz, Alysa; F11 - Wheeler, Priscilla; F14 - Hayes, Mike; F38 - Minnick, Ashley; F40 - Williams, Shannon; G34 - vazquez, Crespina; H09 - Tyson, Damien; H23 - Churchill Gamble Enterppises LLC Churchill, Ken; H27 - Martin, Shannon; H28 - White, Timothy; H36 - Jones, Ashlynn; XX10 - Martinez Ramirez, Juan; XX21 - Devine, Jonathan
PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932 Time: 11:15 AM Sale to be held at www.storage treasures.com. 1054 - Alexander, Jennifer; 2087 - Alexander, Daniel; 2097 - Venuti, Richard	PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942 Time: 01:15 PM Sale to be held at www.storage treasures.com. 1013 - Graham, Joshua; 1105 - Dominguez, Zenaida; 1121 - Edwards, Dovonte; 1233 - Whittermore, Chadwick; 1511 - Heibel, Todd; 2006 - Graham, Guadalupe; 2113 - Whittermore, Chad; 2612 - Burns, Heather; 2705 - cooper, kyree; 3003 - Rivera, Damaris; 3007 - Mattis, Krystal; 3030 - Guilmette, Krystyn; 3318 - McCabe, Collette
PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542 Time: 11:30 AM Sale to be held at www.storage treasures.com. 3085 - Wiggins, Sharon; 3110 - Hanlin, Heather Lee; 3130 - Blum, Carolyn; 3140 - Lawson, Gary; P003 - Smith, Brianna; P008 - Smith, Brianna	PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407 Time: 01:30 PM Sale to be held at www.storage treasures.com. 141 - Chaney, Kerry; 2736 - Hart, Jerry; 3305 - Miller, Meretta
PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541 Time: 11:45 AM Sale to be held at www.storage treasures.com. D213 - Smith, Briana; E280 - Crosby, Dalton; E306 - fisler, jennifer; E381 - Madey, Deborah; E425B - Wilkins, Gregory; E558 - Cordova, Christopher; E574 - Roden, Sherrod; E616 - Kennedy, Hailie; E756 - Gilbert, Chris; E772 - Sakharov, Gennadii	PUBLIC STORAGE # 23918, 5150 University Pkwy, Sarasota, FL 34243, (941) 260-2433 Time: 01:45 PM Sale to be held at www.storage treasures.com. B2012 - James, Helen; B2119 - James, Helen; H0866 - harris, Trell
PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654 Time: 12:00 PM Sale to be held at www.storage treasures.com. 1305 - Riley, Amanda; 1426 - Perez, Jean; 2114 - Hess, Roger; 2540 - ODonnell, Michael; 2601 - Canneto, Anthony; 2614 - Mullins, Jennfier; 7003 - Gallery Properties International Nutt, Christopher; 7012 - Hansen, Noreen; 9013 - Lapp,	Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. October 10, 17, 202525-01930S

FIRST INSERTION	
NOTICE UNDER FICITITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES	
NOTICE IS HEREBY GIVEN that Heriberto Pina Guido / LOS CUATES TACOS LLC will engage in business under the fictitious name LOS CUATES TACOS 3, with a physical address 3031 Placida Rd Unit 1 Englewood, FL 34224, with a mailing address 2081 Laurel Ave Englewood, FL 34224, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. October 10, 202525-01948S	
FIRST INSERTION	
Fictitious Name Notice	
Notice is hereby given that Lauralyn Christian Real Estate, Inc., desiring to engage in business under the fictitious name of Four Sails Real Estate located at 1101 Tamiami Trail S Ste 215-I, Venice, FL 34285 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. October 10, 202525-01935S	
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 LANDMARK AQUATIC located at 2510 FARRELL RD in the City of HOUSTON, Sarasota County, TX 77073 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of October, 2025. PROGRESSIVE COMMERCIAL AQUATICS, LLC October 10, 202525-01949S	
NOTICE OF PUBLIC SALE	
NOTICE OF PUBLIC SALE	
SV Motorsport LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 11/12/2025 at 8:30 AM at 1892 Barber Rd, Sarasota, FL 34240. Please call (954) 298-2012 to arrange payment of \$5,612.69 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to FL Statute section 713.585. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of Court for disposition upon court order. Said Company reserves the right to accept or reject any and all bids. 2015 BMW VIN# WBAVLIC55FVY34624 October 10, 202525-01950S	
FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of GrassPros. located at 4847 Luther Ave, in the County of Sarasota in the City of North Port, Florida 34288 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at North Port, Florida, this 07th day of October, 2025. SMITHS ENTERPRISE LLC October 10, 202525-01952S	
FIRST INSERTION	
NOTICE OF PUBLIC SALE	
The following personal property of Michael John Davis on the 31st day of October 2025 at 11:00 a.m., on property at 2320 Bee Ridge Road, Lot #73, Sarasota, Sarasota County, Florida 34239, in Villager Resort, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1974 HILL Mobile Home VIN Nos.: 0262183AH/BH Title Nos.: 11254959/11254958 And All Other Personal Property Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 October 10, 17, 202525-01953S	



Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

--- ESTATE ---

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004822 SC IN RE: ESTATE OF JENNIFER S. SITES, Deceased.</p> <p>The administration of the estate of JENNIFER S. SITES, deceased, whose date of death was September 11, 2025, is pending in the Circuit Court for South Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>
<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 10, 2025.</p> <p>Personal Representative: MARK A. CHMIELEWSKI Alternative Healthcare Services, Inc. 3523 N. Lockwood Ridge Rd. Sarasota, FL 34234 Attorney for Personal Representative: ROSE-ANNE B. FRANO Florida Bar No. 0592218 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: rfrano@williamsparker.com Secondary: spark@williamsparker.com October 10, 17, 2025 25-01959S</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000431 SC Division Probate IN RE: ESTATE OF CAROLYN HELLO Deceased.</p> <p>The administration of the estate of CAROLYN HELLO, deceased, whose date of death was February 26, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P. O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>
<p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 10, 2025.</p> <p>Personal Representative: DIANNE PEDERSEN 404 Mahon Drive Venice, Florida 34285 Attorney for Personal Representative: ANTHONY G. MOWRY, Attorney Florida Bar Number: 107374 Berg, Brewer, Kessler & Mowry, PLLC 1872 S. Tamiami Trail, Suite D Venice, FL 34293 Telephone: (941) 493-0871 Fax: (941) 486-4106 E-Mail: tony@bkmpllc.com Secondary E-Mail: jen@bkmpllc.com October 10, 17, 2025 25-01951S</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 CP 3579 SC IN RE: ESTATE OF BRENT R. REID, Deceased.</p> <p>The administration of the Estate of Brent R. Reid, deceased, whose date of death was July 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons who have claims or demands against decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
<p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 10, 2025.</p> <p>Personal Representative: Billy Little c/o Knowles, Bouziane & Shaffer PLLC 2812 Manatee Ave. W. Bradenton, Florida 34205 Attorney for Personal Representative: William Shaffer, Esq. Attorney for Petitioner Florida Bar Number: 65952 Knowles, Bouziane & Shaffer PLLC 2812 Manatee Ave. W. Bradenton, Florida 34205 Telephone: (941) 404-4940 E-Mail: will@bandslaw.com October 10, 17, 2025 25-01941S</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-4698 SC Division Probate IN RE: ESTATE OF DINO GIOVANNI ANGOTTI A/K/A DINO ANGOTTI Deceased.</p> <p>The administration of the estate of Dino Giovanni Angotti a/k/a Dino Angotti, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent</p>
<p>and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 10, 2025.</p> <p>Personal Representative: Anna Lynette Carollo 2043 East Barlington Drive Deltona, Florida 32725 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Attorney for Petitioner KUHNS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com October 10, 17, 2025 25-01955S</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004185 SC Division Probate IN RE: ESTATE OF CATHERINE V. LAROCQUE Deceased.</p> <p>The administration of the Estate of Catherine V. LaRocque, deceased, whose date of death was July 28, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
<p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 10, 2025.</p> <p>Personal Representative Jeffrey LaRocque 712 Meeting St. Franklin, TN 37064 Attorney for Personal Representative Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com October 10, 17, 2025 25-01936S</p>

FIRST INSERTION

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY,

FLORIDA

CASE NO.: 2025 CP 4744 NC

IN RE: The Estate of:

JOHN DICK ROL, Deceased.

TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE

ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered into the estate of John Dick Rol, deceased, File Number 2025 CP 4744 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Main Street, Sarasota, FL 34237; that the decedent's date of death was May 12, 2025; that the total value of the estate is less than \$16,000.00 and that the names and addresses of these to whom it has been assigned by such order are:

Name	Address
Eleco Rol	3524 North Village Court, Sarasota, FL 34231
Ellen Monique R. Mabe	36 French Loop Road, Cascade ID 83611

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the dependent and person having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with the court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE

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

The 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 date of first publication of this Notice is October 10, 2025.

Person Giving Notice:

Eleco Rol

(Oct 2, 2025 16:12:58 EDT)

EELCO ROL

3524 North Village Court

Sarasota, FL 34231

Petitioner

Ellen Mave

(Oct 6, 2025 07:38:31 MDT)

ELLEN MONIQUE R. MABE

35 French Loop Road

Cascade ID 83611

Petitioner

Attorney for Person Giving Notice

RYAN W. GAMBERT, ESQUIRE

Florida Bar No.: 0035762

240 N. Washington Blvd., Ste. 46

Sarasota, FL 34236

Ph: (941) 702-8444

Fx: (941) 894-1522

rwgambertlaw@gmail.com

Attorney for Petitioner

October 10, 17, 2025

25-01944S

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 4723 NC Division: PROBATE IN RE: ESTATE OF PERRY M. BLUM, Deceased.</p> <p>The administration of the estate of PERRY M. BLUM, deceased, whose date of death was August 28, 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, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent</p>
<p>and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 10, 2025.</p> <p>Personal Representative: STEPHANIE SHAHAN 773 Creekside Drive Lancaster, OH 43130 Attorney for Personal Representative: DIANNE D. HAGAN Florida Bar No. 712663 Dianne D. Hagan, P.A. 1270 Fox Creek Drive Sarasota, FL 34740 Telephone: (941) 951-4444 E-mail: dhagan1800@yahoo.com October 10, 17, 2025 25-01940S</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004470 SC IN RE: ESTATE OF LINDA K. FAIRHEART Deceased.</p> <p>The administration of the estate of LINDA K. FAIRHEART, deceased, whose date of death was August 27, 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 representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>
<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 10, 2025.</p> <p>Personal Representative: ROBERT E. FAIRHEART 616 Barelona Ave. Venice, Florida 34285 Attorney for Personal Representative: DAVID R. CORNISH Attorney Florida Bar Number: 0225924 355 W. Venice Ave. VENICE, FL 34285 Telephone: (941) 483-4246 Fax: (941) 485-8163 E-Mail: davidr.cornish@verizon.net Secondary E-Mail: none October 10, 17, 2025 25-01954S</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 25 CP 4337 NC Division PROBATE IN RE: ESTATE OF HELEN BOLT Deceased.</p> <p>The administration of the estate of Helen Bolt, deceased, whose date of death was July 16, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-</p>
<p>munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 10, 2025.</p> <p>Personal Representative: John Moran Esq. Florida Bar Number: 718335 Dunlap & Moran, P.A. PO Box 3948, Suite 300 Sarasota, Florida 34230 Telephone: (941) 336-0115 Fax: (941) 365-4660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail dmprobate@dunlapmoran.com Attorney for Personal Representative: John Moran Esq. Attorney Florida Bar Number: 718335 Dunlap & Moran, P.A. PO Box 3948 Suite 300 Sarasota, Florida 34230 Telephone: (941) 336-0115 Fax: (941) 365-4660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail: dmprobate@dunlapmoran.com October 10, 17, 2025 25-01931S</p>

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

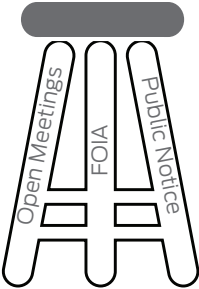
Business Observer

11/20004 V037

Business Observer

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**



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



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

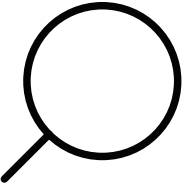


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

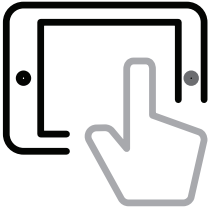
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices









Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.







Types Of Public Notices





Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

--- ACTIONS / SALES ---

FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2025 CA 000617 NC THE HUNTINGTON NATIONAL BANK, Plaintiff, vs. MEL INTERIANO A/K/A MELVIN F. INTERIANO; MICHELLE INTERIANO A/K/A MICHELLE L. INTERIANO; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; ZEBRA DISTRIBUTION LLC, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated July 30, 2025, and entered in Case No. 2025 CA 000617 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein The Huntington National Bank, is Plaintiff and Mel Interiano a/k/a Melvin F. Interiano; Michelle</p>	<p>Interiano a/k/a Michelle L. Interiano; United States of America, Department of the Treasury - Internal Revenue Service; Zebra Distribution LLC, are Defendants, the Office of the Clerk, Sarasota County Clerk of the Court will sell via online auction at https://www.sarasota.realforeclose.com/ at 9:00 a.m. on the 2nd day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 10, PRESERVE AT HERON LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>Property Address: 7510 Preservation Drive, Sarasota, Florida 34241</p> <p>and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO. 2025 CA 001356 NC NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOANN GANEY, AS SUCCESSOR TRUSTEE OF THE GERALD L. EGGLESTON REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 5/19/2000; CARLTON HOUSE CONDOMINIUM ASSOCIATION, INC.; Defendants NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated September 30, 2025, and entered in Case No. 2025 CA 001356 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for SARASOTA County, Florida. NATIONSTAR MORTGAGE LLC, is Plaintiff and JOANN GANEY, AS SUCCESSOR TRUSTEE OF THE GERALD L. EGGLESTON REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 5/19/2000; CARLTON HOUSE CONDOMINIUM ASSOCIATION, INC., are defendants. Karen E. Rushing, Clerk of Circuit Court for SARASOTA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.sarasota.realforeclose.com at 9:00 a.m., on the 31ST day of OCTOBER, 2025, the following described property as set forth in said Final Judgment, to wit: CONDOMINIUM PARCEL: UNIT 106, OF CARLTON HOUSE, A CONDOMINIUM,</p>	<p>ACCORDING PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 8, PAGES 15 AND 15A, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 1050, PAGE 1927 TO 1974, ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Si usted es una persona minusválida</p>

FIRST INSERTION	
<p>NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY</p> <p>GENERAL CIVIL DIVISION</p> <p>CASE NO: 2025-CA-04364 NC ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN</p>	<p>ANY WAY THEREBY:</p> <p>Esplanade at Wellen Park Community Development District (the "District") having filed its Complaint for validation of not to exceed \$98,365,000 Esplanade at Wellen Park Community Development District Capital Improvement Revenue Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p>NOW, THEREFORE,</p> <p>IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, appear on Wednesday, November 5, 2025 at 10:15 a.m., before the Honorable Judge Hunter W. Carroll via Zoom Application (information below), and show cause if any there be why the prayers of said Complaint for the validation of</p>

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: 10/3/2025
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: 23-400301
October 10, 17, 2025 25-01942S

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 discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. 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 tandè oubyen pale, rele 711.

Dated this 1st day of October, 2025
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
FN20448-24NS/sap
October 10, 17, 2025 25-01933S

The Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: <https://zoom.us/j/3532344884>, Passcode 756433 and using the aforementioned Meeting ID.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Sarasota County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED in Sarasota, Sarasota County, Florida.
/s/ Hunter W Carroll
9/30/2025 2:20 PM
2025 CA 004364 NC
The Honorable Hunter W. Carroll
Circuit Court Judge
October 10, 17, 2025 25-01938S

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>Case Number: 2025 CC 001384 NC MILUN KONATAR, an individual, Plaintiff, vs. ANNA ACEVES, an individual, Defendant. TO: ANNA ACEVES, an individual ADDRESS UNKNOWN</p> <p>YOU ARE NOTIFIED that an action for Breach of Contract has been filed against you and you are required to serve a copy of your written defenses, if any, to it on NICK ROKNICH, III, ESQ. and NICK ROKNICH, IV, ESQ., Plaintiff's attorneys, whose address is</p>	<p>1800 Second Street, Suite 854, Sarasota, Florida 34236, on or before thirty (30) days after the first publication of this Notice of Action, and to file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled</p>

FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA. CIVIL DIVISION</p> <p>CASE NO. 2024 CA 002807 NC U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. GLORIA J. MADISON; FRED BLUE; BETTY JEAN BLUE; GAIL E. ROBINSON; SARASOTA COUNTY, FLORIDA; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated September 19, 2025, and entered in Case No. 2024 CA 002807 NC of the Circuit Court in and for Sarasota County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and GLORIA J. MADISON; FRED BLUE; BETTY JEAN BLUE; GAIL E. ROBINSON; SARASOTA COUNTY, FLORIDA; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES</p>	<p>CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KAREN E. RUSHING, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com, at 9:00 a.m., on February 17, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOTS 6 AND 8, BLOCK B, NEWTOWN TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or imme-</p>

FIRST INSERTION	
<p>NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO: 2025-CA-004386-NC WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST VILLAGES IMPROVEMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST VILLAGES IMPROVEMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 13), OR TO BE AFFECTED THEREBY:</p> <p>The above cause comes to be heard upon the Complaint filed herein by the West Villages Improvement District in the County of Sarasota, State of Florida, seeking to determine the authority of said District to issue its West Villages Improvement District Capital Improvement Revenue Bonds (Unit of Development No. 13), (the "Bonds") in an aggregate amount not to exceed \$85,200,000 to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (a) Unit of Development No. 13 of the District, and</p>	<p>the District itself, have been validly established; (b) the District has power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Plan of Improvements; (c) the District has the power to issue the Bonds and to incur the bonded debt as set forth in the Complaint, and to levy, impose, and collect the Special Assessments; (d) the improvements comprising the Plan of Improvements serve a valid public purpose; (e) the District has properly approved the issuance of the Bonds and the levy, imposition, and collection of the Special Assessments; (f) the Bonds, when issued by the District, the Indenture, and the Bond Resolution, and all of the proceedings attendant to all of the foregoing, are valid and in conformity with law; (g) the Special Assessments, when imposed by the District pledged for the payment of the principal and the interest on the Bonds pursuant to the Indenture, and all of the proceedings attendant to all of the foregoing, will be valid and binding liens of the District and in conformity with law; (h) upon due issuance of the Bonds in conformance with the Bond Resolution and the Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Indenture; and (i) this Court grant such other relief as is just and appropriate.</p> <p>The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:</p> <p>NOW, THEREFORE,</p> <p>IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, appear on the 4th day of November, 2025, at the hour of 10:00 a.m. of said day, before the Honorable Stephen M. Walker via Zoom Application (invitation below), this hearing shall be conducted by video conference, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Com-</p>

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

DATED ON October 3, 2025.
KAREN E. RUSHING
(SEAL) Clerk of the Circuit Court
By G. KopinskyAs Deputy Clerk
NICK ROKNICH, III, ESQ.
Florida Bar Number: 501573
NICK ROKNICH, IV, ESQ.
Florida Bar Number: 1028324
Plaintiff's Attorneys
ROKNICH LAW FIRM, P.A.
1800 Second Street, Suite 854
Sarasota, Florida 34236
Oct. 10, 17, 24, 31, 2025

25-01946S

diately 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.

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

South Sarasota County (case numbers ending in SC):

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

DATED September 30, 2025.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1422-198356 / TM1
October 10, 17, 2025 25-01937S

plaint. The parties and public may access the hearing via their computer at the following ZOOM link:

www.zoom.us
Meeting ID: 465 693 0098
Password: 568290
Telephone 1-786-635-1003 (audio only) and use the same Meeting ID

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Sarasota County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

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.

DONE AND ORDERED in Sarasota, Sarasota County, Florida.
/s/ Stephen M. Walker
9/19/2025 8:01 AM
2025 CA 004386 NC
HONORABLE
STEPHEN M. WALKER
Circuit Court Judge
October 10, 17, 2025 25-01932S

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer

LV10248

ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2024-CA-000574 FLAGSTAR BANK, N.A., Plaintiff, v. JENNIFER J. SKIPPER, et al., Defendants. NOTICE is hereby given that Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will on November 18, 2025, at 9:00 a.m. ET, via online auction site at www.sarasota.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Sarasota County, Florida, to wit: The South 64.37 feet of Lots 1 and 2, and all of Lot 3, Block H, HIGHLAND CREST, according to the plat thereof, recorded in Plat Book 2, Page 39, of the Public Records of Sarasota County, Florida. Property Address: 1003 Gantt Ave, Sarasota, FL 34232 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 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. SUBMITTED on this 7th day of October, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 October 10, 17, 202525-01957S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 001096 NC EF MORTGAGE LLC, Plaintiff, v. AQUAHOLIC FRESH FISH MARKET LLC, a Florida Limited Liability Company; HOLLY CUNNINGHAM, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 17, 2025 entered in Civil Case No. 2025 CA 001096 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein EF MORTGAGE LLC, Plaintiff and AQUAHOLIC FRESH FISH MARKET LLC, a Florida Limited Liability Company; HOLLY CUNNINGHAM, an Individual are defendants, Karen E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00 AM on November 4, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 1 AND THE SOUTH 25 FEET OF LOT 2, BLOCK B, SECOND ADDITION TO VAMO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 1757 Mova St,	Sarasota, FL 34231 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 3087.000327 October 10, 17, 202525-01947S

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025 CA 002583 NC MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. JAY B. WESTERGAARD; VILLAGE BROOKE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, 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 04 day of November, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 3233-104, OF VILLAGE BROOKE CONDOMINIUM III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1262, PAGES 1681 THROUGH 1753, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGES 27, 27A THROUGH 27D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. PROPERTY ADDRESS: 3233	BENEVA RD UNIT 104, SARASOTA, FL 34232 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 01 day of October 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 25-01714 October 10, 17, 202525-01956S

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 001519 NC Lakeview Loan Servicing LLC, Plaintiff, vs. Jasmin N Stanco, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 001519 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Lakeview Loan Servicing LLC is the Plaintiff and Jasmin N Stanco; Ronald J Stanco; Dolores T Stanco; Gulf Gate East Homeowners Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 9th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 33, BLOCK 9, GULF GATE EAST, UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED	IN PLAT BOOK 30, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TAX ID: 0100100020 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 1st day of October, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDoes@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00135 October 10, 17, 202525-01934S

SUBSEQUENT INSERTIONS

ACTIONS / PUBLIC SALES / ESTATE ---

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: 4515 South Tamiami Tr. Sarasota Fl. 34231 on 10/23/2025 at 10:00 a.m. Anthony Ganas Sports/outdoors/household The auction will be listed and advertised on www.storage treasures.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. October 3, 10, 202525-01869S	

SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 3265 University Parkway Sarasota, Fl 34243 Phone Number 941-780-7708 Time of Sale 10/23/2025 10:00am Kyle Thompson- 1 recliner, queen bed, small sofa, table and boxes The auction will be listed and advertised on www.storage treasures.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. October 3, 10, 202525-01866S	

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 10/23/2025 at 10:00 AM Fatimah Stanley Household items Virgil Mae Household items, piano Cassandra Higdon PS5, Flat screen, boxes, bins, mattresses, head board, 2 end tables. The auction will be listed and advertised on www.storage treasures.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. October 3, 10, 202525-01896S	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002966 SC Division Probate IN RE: ESTATE OF RICHARD F. STEINLE Deceased. The administration of the estate of Richard F. Steinle, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court, ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.2211, 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 October 3, 2025. Personal Representative: Sharyn Simms 1987 Barley Road Marriottsville, MD 21104 Attorney for Personal Representative: John T. Griffin Attorney Florida Bar Number: 0674281 GRIFFIN & GRIFFIN 7077 S. Tamiami Trail Sarasota, FL 34231 Telephone: (941) 966-2700 Fax: (941) 966-2722 E-Mail: john@griffinelderlaw.com Secondary E-Mail: tish@griffinelderlaw.com October 3, 10, 202525-01901S

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 003205 NC PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. MICHELE RENE BIXLER A/K/A MICHELE RENE BIXLER, et al., Defendant. To: MICHELE BIXLER A/K/A MICHELE RENE BIXLER, 2490 ENGLEWOOD RD, ENGLEWOOD, FL 34223 UNKNOWN SPOUSE OF MICHELE BIXLER A/K/A MICHELE RENE BIXLER, 2490 ENGLEWOOD RD, ENGLEWOOD, FL 34223 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 25, BLOCK "B", MANASOTA ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 100, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, LESS STATE ROAD RIGHT OF WAY.	has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before November 10, 2025 or 30 days from the first publication, otherwise a Judgment may 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 said-Court on the 3 day of October, 2025. KAREN E. RUSHING CLERK OF COURT OF SARASOTA COUNTY As Clerk of the Court (SEAL) BY: G Kopinsky Deputy Clerk 25-12070FL October 10, 17, 202525-01945S

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, 10/23/25 at 10:00 A.M. Alexander Risbrook Clothes and personal items The auction will be listed and advertised on www.storage treasures.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. October 3, 10, 202525-01897S	

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 10/23/2025 at 10:00am Katherine Carey - Household Goods/Furniture, holiday stuff Mariah Whittlemore -4 beds 1 king, full, 2 twins, toddler bed, Bins, Dressers 3, Kids stiff, Boxes 30 The auction will be listed and advertised on www.storage treasures.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. October 3, 10, 202525-01867S	

FOURTH INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION Case No. 2025-CA-003922-SC POLYNESIAN VILLAGERS, ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. FRANK JANECKY a/k/a HAROLD FRANK JANECKY, deceased; DAVID JANECKY; ARDEN ROLE; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action, Defendants. To: FRANK JANECKY a/k/a HAROLD FRANK JANECKY, deceased; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against him, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action. YOU ARE NOTIFIED that an action to quiet title to the following-described cooperative unit and ejctement of the following 1981 double wide mobile home in Sarasota County, Florida: Unit 114, POLYNESIAN VILAGE, a Cooperative, according to Exhibit "B" (Plot Plan) of	the Master Form Proprietary Lease recorded in O.R. Book 2076, Pages 770 through 799, of the Public Records of Sarasota County, Florida Mobile Home Vehicle Identification Numbers: 3B4040113A & 3B4040113B has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TAMSEN HAYS, Esq. of Wotitzky, Wotitzky, & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 20 day of October, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this September 9, 2025 KAREN E. RUSHING Clerk of Courts (SEAL) BY: G. Kopinsky Deputy Clerk Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 Sept. 19, 26; Oct. 3, 10, 202525-01767S

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025CP003209NC
IN RE:
LESTER JAMES EBERT
Deceased.
The administration of the estate of Lester James Ebert, deceased, whose date of death was March 6, 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.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 3, 2025.
Personal Representatives
/s/ Annette Ebert
P.O. Box is 221
Bayshore Road, Venice, FL 34275.
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
October 3, 10, 2025 25-01891S

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 4453 NC
IN RE: ESTATE OF
MORRIS M. TRUMBLE
Deceased.
The administration of the Estate of MORRIS M. TRUMBLE, Deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: Friday, October 3, 2025.
Personal Representative:
Lana Kepler
2831 Ringling Blvd. #213D
Sarasota, FL 34237
Attorneys for Personal Representative:
DUNLAP & MORAN, P.A.
Post Office Box 3948
Sarasota, Florida 34230-3948
Telephone: (941) 366-0115
Fax: (941) 365-4660
By: Daniel J. Jackson, Esq. 9-29-25
Florida Bar No. 1015499
Primary E-Mail:
djkackson@dunlapmoran.com
Secondary E-Mail:
eserve@dunlapmoran.com
October 3, 10, 2025 25-01912S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003859
Division Probate
IN RE: ESTATE OF
CONNIE SUE TWILLEY
Deceased.
The administration of the estate of Connie Sue Twilley, deceased, whose date of death was March 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 3, 2025.
Personal Representative:
Charlotte Marcum
351 Home Park Rd
Venice, Florida 34285
Attorney for Personal Representative:
Anthony G. Mowry, Esq.
Attorney for the
Personal Representative
Florida Bar Number: 107374
Berg, Brewer, Kessler & Mowry, PLLC
1872 S. Tamiami Trail
Suite D
Venice, FL 34293
Telephone: (941) 493-0871
E-Mail: Tony@bkmpllc.com
Secondary E-Mail:
Elizabeth@bkmpllc.com
October 3, 10, 2025 25-01917S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001187 NC
IN RE: ESTATE OF
RITA K. CURTIS A/K/A
RITA KATHLEEN CURTIS,
Deceased.
The administration of the estate of RITA K. CURTIS AKA RITA KATHLEEN CURTIS, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.
The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is October 3, 2025.
Personal Representative:
LEO M. MEGOW
7720 Indian Oaks Drive, Apt I304
Vero Beach, FL 32966
Attorney for Personal Representative:
KEVIN PILLION, ESQ.
Life Planning Law Firm
Florida Bar No. 70288
1671 Mound Street
Sarasota, FL 34236
Telephone: (941) 914-6000
Email: kevin@lifelawfirm.com
Alt Email: service@lifelawfirm.com
October 3, 10, 2025 25-01892S

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
CASE No. 2025 CP 004364 NC
IN RE: ESTATE OF
NORMA M. OATWAY,
Deceased.
The administration of the ESTATE OF NORMA M. OATWAY, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative has no duty to discover whether any property held at the time of 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 section 732.2211, Florida Statutes. The written demand must be filed with the clerk.
The date of the first publication of this Notice is October 3, 2025.
Personal Representative:
JUDITH E. SULLIVAN
c/o 1217 S. Tamiami Trail
Sarasota, Florida 34239
Attorney for Personal Representative:
J. ALLISON ARCHBOLD
Florida Bar Number: 115088
Archbold Law Firm, P.A.
1217 S. Tamiami Trail
Sarasota, FL 34239
Telephone: (941) 960-8825
Fax: (941) 313-8456
Primary Email: jaa@archbold.law
Secondary Email:
service@archbold.law
October 3, 10, 2025 25-01910S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 4177 NC
IN RE: ESTATE OF
MELANIE A. SAMMONS
Deceased.
The administration of the estate of MELANIE A. SAMMONS, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is Octo 3, 2025.
Personal Representative:
ROBERT P. WALKER
405 Connecticut Avenue
Warren, Pennsylvania 16366
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneyemaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 296-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfi.com
Secondary E-Mail:
pollyb@elderlegalfi.com
October 3, 10, 2025 25-01923S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 004214 NC
IN RE: ESTATE OF
PETER R. MAKOWSKI
Deceased.
The administration of the estate of Peter R. Makowski, deceased, whose date of death was 4/09/2025, 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 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 THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The Personal Representative has no duty to discover whether any property held at the time of 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 date of the first publication of this notice is October 3, 2025.
Personal Representative:
Mary C. Reiling
3624 Beneva Oaks Blvd.
Sarasota, FL 34238-2517
Attorney for Personal Representative:
Bruce A. McDonald
Florida Bar No. 263311
McDonald Fleming
Attorneys for Personal Representative
Suite B, PMB # 137
707 E. Cervantes St.
Pensacola, FL 32501-3286
(850) 346-7926
bamedonald@pensacolalaw.com
kweston@pensacolalaw.com
October 3, 10, 2025 25-01877S

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 003254 NC
Division Probate
IN RE: ESTATE OF
BARBARA I. JANECKZKO
Deceased.
The administration of the estate of BARBARA I. JANECKZKO, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 3, 2025.
Personal Representative:
Robert Brooks
26 East Ave.
Atlantic Highlands, NJ 07716
Attorney for Personal Representative:
Anthony G. Mowry
Florida Bar Number: 107374
Berg, Brewer, Kessler & Mowry, PLLC
1872 S. Tamiami Trail
Suite D
Venice, FL 34293
Telephone: (941) 493-0871
E-Mail: Tony@bkmpllc.com
Secondary E-Mail: patti@bkmpllc.com
October 3, 10, 2025 25-01914S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 4317 NC
Division PROBATE
IN RE: ESTATE OF
GINA MARIE ACEVEDO
Deceased.
The administration of the estate of GINA MARIE ACEVEDO, deceased, whose date of death was November 27, 2024, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 3, 2025.
Personal Representative:
Gustavo Acevedo
5433 Stonehaven Lane
Sarasota, Florida 34233
Attorney for Personal Representative:
Whitney C. Glaser
Attorney
Florida Bar Number: 0059072
3027 Manatee Avenue West
Suite B
Bradenton, FL 34205
Telephone: (941) 241-8266
Fax: (941) 241-8304
E-Mail:
whitney@whitneyglaserlaw.com
Secondary E-Mail:
paralegal@whitneyglaserlaw.com
October 3, 10, 2025 25-01876S

SAVE
TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

1/202506_V33

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003895-NC Division: Probate IN RE: ESTATE OF STEPHEN TOM SIMON a/k/a STEPHEN T. SIMON Deceased.</p> <p>The administration of the estate of STEPHEN TOM SIMON a/k/a STEPHEN T. SIMON, deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is October 3, 2025.

Personal Representative:
NANCY KOPLIN a/k/a
NANCY SIMON KOPLIN
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Personal Representative:
JENNA KYLE MELTZER, Attorney
Florida Bar Number: 1028517
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
October 3, 10, 2025 25-01893S

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004585 SC Division: Probate IN RE: ESTATE OF OLGA D. SMITH Deceased.</p> <p>The administration of the estate of OLGA D. SMITH, deceased, whose date of death was November 24, 2024, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 October 3, 2025.

Personal Representative:
CHRISTOPHER P. SMITH
c/o Staas Law Group, P.L.L.C
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Attorney for Personal Representative:
JULIE A. COLLINS
Florida Bar Number: 0151483
Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail: jcollins@staaslawgroup.com
Secondary E-Mail:
e-service@veniceelderlaw.com
October 3, 10, 2025 25-01925S

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004284 NC Division: Probate IN RE: ESTATE OF THOMAS WOODWARD CARLOUGH, Deceased.</p> <p>The administration of the estate of Thomas Woodward Carlough, 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, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act</p>

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 October 3, 2025.

Personal Representative:
Rany Carlough
c/o Ledbetter Cowan Law Group
229 Pensacola Road
Venice, FL 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
Stevin W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
Oksana Melnichenko, Esq.,
FL Bar No. 1059375
Email: oksana@LedbetterLawFL.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
October 3, 10, 2025 25-01926S

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No. 2025 CP 002673 SC IN RE: ESTATE OF FIFICA D. LAMBERT Deceased.</p> <p>The administration of the estate of Fifica D. Lambert, deceased, whose date</p>

of death was March 29, 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	

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-4686 SC IN RE: ESTATE OF JACQUELINE FRANCES MCCARTHY, Deceased.</p> <p>The administration of the estate of JACQUELINE FRANCES MCCARTHY, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is The Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Blvd, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is: October 3, 2025.	
Signed on this 30th day of September, 2025.	
JOHN J. WASKOM Personal Representative John J. Waskom, Esq. Attorney for Personal Representative Florida Bar No. 0962181 Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A. 8470 Enterprise Cir Ste 201 Lakewood Ranch, FL 34202 Telephone: 941-907-0006 Email: jwaskom@icardmerrill.com Secondary Email: kcapp@icardmerrill.com October 3, 10, 2025 25-01916S	

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025 CP 004420 NC IN RE: ESTATE OF DOUGLAS WAYNE FRUEHWALD, A/K/A DOUGLAS W. FRUEHWALD Deceased.</p> <p>The administration of the estate of Douglas W. Fruehwald, deceased, whose date of death was on or about July 28, 2025, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS</p>

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.	
The date of first publication of this notice is October 3, 2025.	
Personal Representative: Shari L. Fruehwald 4171 Ashton Road Sarasota, FL 34233 Attorney for Personal Representative: James L. Essenson, Esq. (FBN 0359033) 100 Wallace Ave., Ste. 310 Sarasota, FL 34237 Phone (941) 954-0303 essenson@essensonlaw.com bwehch@essensonlaw.com October 3, 10, 2025 25-01894S	

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 25 CP 004215 IN RE: ESTATE OF JOANN TAYLOR A/K/A JOANN MCNEELY TAYLOR A/K/A JO ANN M. TAYLOR Deceased.</p> <p>The administration of the estate of JOANN TAYLOR A/K/A JOANN MCNEELY TAYLOR A/K/A JO ANN M. TAYLOR, deceased, whose date of death was July 10, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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,</p>

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is October 3, 2025.	
Personal Representative: PATSY R. GEORGE 357 Mt. View Drive Wheeling, West Virginia 26003 Attorney for Personal Representative: Meghan Griffin Persampiere Florida Bar Number: 1034073 Dunlap & Moran, P.A. P.O. Box 3948 Suite 300 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 365-4660 E-Mail: mpersampiere@dunlapmoran.com Secondary E-Mail: dmprobate@dunlapmoran.com October 3, 10, 2025 25-01902S	

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025 CP 004196 NC IN RE: ESTATE OF ANNE S. OVERBECK, Deceased.</p> <p>The administration of the ESTATE OF ANNE S. OVERBECK, deceased, File Number 2025 CP 004196 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Courthouse, Probate Division, P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or</p>

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

THIS NOTICE.

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

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

October 3, 10, 2025 25-01913S

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025 CP 004196 NC IN RE: ESTATE OF ANNE S. OVERBECK, Deceased.</p> <p>The administration of the ESTATE OF ANNE S. OVERBECK, deceased, File Number 2025 CP 004196 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Courthouse, Probate Division, P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or</p>

demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this Notice is October 3, 2025.	
Co-Personal Representatives: MICHAEL F. OVERBECK 467 Roberts Rd. Pacifica, CA 94044 RYAN S. OVERBECK 3841 25th St. San Francisco, CA 94114 Attorney for Co-Personal Representatives: JERREL E. TOWERY, ESQ. JERREL E. TOWERY, P.A. Fla. Bar #267351 304 W. Venice Ave. #220 Venice, FL 34285 Phone: (941) 485-3391 October 3, 10, 2025 25-01919S	

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004190 NC IN RE: ESTATE OF BARRY LEE CHEVALIER, Deceased.</p> <p>The administration of the estate of BARRY LEE CHEVALIER, deceased, whose date of death was August 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.	
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 October 3, 2025.	
Personal Representative: STACEY L. C. FREDERICK 3025 Salem Ave. Sarasota, FL 34232 Attorney for Personal Representative: ROSE-ANNE B. FRANO Florida Bar No. 0592218 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: rfrano@williamsparker.com Secondary: elethbridge@williamsparker.com October 3, 10, 2025 25-01924S	

must be filed with the clerk.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 3, 2025.

Personal Representatives:
JACQUELYN DAMRON
c/o Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. 2
Venice, FL 34285
KATHLEEN McMANUS ROBERTS
c/o Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. 2
Venice, FL 34285
Attorney for Personal Representative:
JULIE A. COLLINS
Florida Bar Number: 0151483
Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. 2
Venice, FL 34285
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail:
JCOLLINS@staaslawgroup.com
Secondary E-Mail:
e-service@veniceelderlaw.com
October 3, 10, 2025 25-01911S

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE OF SHERIFF'S SALE
IN THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA
CASE NO.: 2025CA000886SC
VENICE PLAZA LTD
VS
NOMAD'S ELITE
PERFORMANCE,LLC
DAMON WILSON &
LISA MICHELLE WILSON

NOTICE is hereby given that pursuant to a Writ of Execution issued in the Circuit Court of Sarasota County, Florida, on the 1st day of August 2025, in the cause wherein Venice Plaza, LTD, Plaintiff, and Nomad's Elite Sports performance, LLC, et al, Defendants, being case number 2025CA000886SC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the Defendants, Damon Wilson and Lisa Michelle Wilson, in and to the following described real property, to-wit:

520 Orange Blossom Lane, Nokomis, FL 34275, Lot 23, Carney's Subdivision, Unit No. 2, as per Plat thereof recorded in Plat Book 17, Page 51, of the public records of Sarasota County.

All bidders must have Drivers License

with them and must register with civil clerk at location of sale prior to start time of sale.

I shall offer this property for sale at 2071 Ringling Blvd Sarasota, FL 34237, County of Sarasota, Florida, on November 4, 2025, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's, Damon Wilson and Lisa Michelle Wilson, right, title, and interest in the aforesaid real property, at public auction and will sell the same, subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The moneys received through the levy on sale will be paid as prescribed by F.S.S. 56.27.

In accordance with the American Disabilities Act, persons needing a special accommodation to participate in this proceeding shall contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice.

Telephone 941-861-4110
Kurt A. Hoffman, Sheriff
Sarasota County, Florida
Sgt. E. Alvarez #2281
October 3, 10, 17, 24, 2025

25-01915S

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA.
CIVIL DIVISION
CASE NO. 2025 CA 001425 NC
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
CLINT S. JONES A/K/A CLINT
STEPHEN JONES; ANGELA F.
JONES A/K/A ANGELA FOX
JONES; UNKNOWN TENANT
NO. 1; UNKNOWN TENANT NO.
2; and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated September 17, 2025, and entered in Case No. 2025 CA 001425 NC of the Circuit Court in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and CLINT S. JONES A/K/A CLINT STEPHEN JONES; ANGELA F. JONES A/K/A ANGELA FOX JONES; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KAREN E. RUSHING, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com, at 9:00 a.m., on November 4, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1486, SARASOTA SPRINGS SUBDIVISION, UNIT NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 43, 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. THE COURT, IN

ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

North Sarasota County (case numbers ending in NC):

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

South Sarasota County (case numbers ending in SC):

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

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

DATED September 25, 2025.

By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-214943 / TM1
October 3, 10, 2025

25-01907S

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR SARASOTA COUNTY,
FLORIDA
Case No.: 2025 CA 003549 NC
Division: Civil
PNC Bank, National Association
Plaintiff, vs.
Emily A. Johnson, as an heir to the
Estate of Kyle Salomone, AKA Kyle
R. Salomone, deceased., et al.
Defendants.

To: UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES, OF THE ESTATE OF KYLE SALOMONE AKA KYLE R. SALOMONE, DECEASED. 1622 STICKNEY POINT ROAD #102 SARASOTA, FL 34231 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES, OF THE ESTATE OF KYLE SALOMONE AKA KYLE R. SALOMONE, DECEASED., and all parties having or claiming to have any right, title or interest in the property herein described;

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

Situated in Sarasota County, Florida:
Unit 102, Building 3, Castel Del Mare Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1088, Page 1305, and all exhibits

and amendments thereof, and as per plat thereof recorded in Condominium Book 8, Page 44, as amended, 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 CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice 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 on the 25 day of Sept., 2025.

KAREN E. RUSHING,
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
By: G. Kopinsky (SEAL)
Deputy Clerk

25-013747_SCM
October 3, 10, 2025

25-01887S

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-002914 NC
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCAF ACQUISITION TRUST
Plaintiff, vs.
KORY EDWARD SANDLIN
AKA KORY E SANDLIN,
INDIVIDUALLY, KORY EDWARD
SANDLIN AKA KORY E SANDLIN,
AS TRUSTEE OF THE PAMELA
KAY SANDLIN REVOCABLE
TRUST AGREEMENT U/A/D
1/7/22, UNKNOWN SUCCESSOR
TRUSTEE OF THE PAMELA KAY
SANDLIN REVOCABLE TRUST
AGREEMENT U/A/D 1/7/22,
UNKNOWN BENEFICIARIES
OF THE PAMELA KAY SANDLIN
REVOCABLE TRUST AGREEMENT
U/A/D 1/7/22, UNKNOWN
SPOUSE OF KORY EDWARD
SANDLIN AKA KORY E SANDLIN,
SARASOTA COUNTY, FLORIDA,
CLERK OF COURT, AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 31, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT (S) 25 AND 26, BLOCK 851,

NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 3110 TAUNTON AVE, NORTH PORT, FL 34286; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on December 2, 2025 at 9:00 A.M..

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

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

Dated this September 30, 2025

By:/s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
318000/2425139/CMF
October 3, 10, 2025

25-01920S

SECOND INSERTION

NOTICE OF ACTION BY
PUBLICATION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
Case No.: 2025 CA 003649 NC
AILEEN J. FORST,
DANE G. FORST, and AILEEN J.
FORST and DANE G. FORST, as
Co-trustees of The Forst Family
Revocable Trust u/a/d June 13, 2012,
Plaintiff, v.
HOMEBANC MORTGAGE
CORPORATION, MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC., 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,
LOAN, OR MORTGAGE
DESCRIBED HEREIN,
Defendants.

TO: 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, LOAN, OR MORTGAGE DESCRIBED HEREIN;

YOU ARE HEREBY notified that an action seeking to quiet title against the named Defendants and to extinguish the encumbrance through the mortgage recorded on June 3, 2005 at Official Records Instrument Number: 2005120182 in the Public Records of Sarasota County, Florida, upon the following described real property located in SARASOTA County, Florida:

7673 Bergamo Avenue, Sarasota, FL 34238
Lot 904, Villagewalk, Unit 4B, a subdivision, according to the plat thereof recorded at Plat Book 44, Pages 14, 14A through 14D, in the Public Records of Sarasota County, Florida.
PID: 0118120049
(the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Derek W. Eise-mann, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's 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 on this 25 day of September, 2025.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
(SEAL) BY: G. Kopinsky
As Deputy Clerk
Oct. 3, 10, 17, 24, 2025

25-01889S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 004226 NC
IN RE: ESTATE OF
ROBERT F. GRIFFIN,
Deceased.

The administration of the estate of ROBERT F. GRIFFIN, deceased, whose date of death was July 6, 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 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. The written demand must be filed with the clerk.

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

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

NOTWITHSTANDING THE TIME 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 October 3, 2025.

Personal Representative:
SUSAN SCHNEIDER
638 Bartell Place
Ridgewood, NJ 07450
Attorney for Personal Representative:
ELIZABETH C. MARSHALL
Florida Bar No. 0440884
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of
Email Addresses for service:
Primary:
emarsshall@williamsparker.com
Secondary:
jaltetkruse@williamsparker.com
October 3, 10, 2025

25-01929S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 4402 NC
Division Probate
IN RE: ESTATE OF
EUGENE L. FRITZ
Deceased.

The administration of the estate of Eugene L. Fritz, deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is October 3, 2025.

Personal Representative:
Janice Groves
835 Cypress Rd
Venice, Florida 34293
Attorney for Personal Representative:
Daniel Hooper Smith, Esq., Attorney
Florida Bar Number: 1006829
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, Florida 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: daniel@wiesnerlaw.com
Secondary E-Mail:
sherri@wiesnerlaw.com
Tertiary E-Mail:
rachel@wiesnerlaw.com
October 3, 10, 2025

25-01928S

SECOND 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-005679-SC
BROOK TO BAY RESIDENTS'
COOPERATIVE, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
CARROLL D. HAYES a/k/a
CARROLL DEAN HAYES,
JR., deceased; DEAN R.
HAYES, deceased; BRITTANY
BOJORQUEZ; LUCY HAYES;
JOHN DOE and MARY DOE,
as Unknown Occupants; and the
respective unknown spouses, heirs,
devises, 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,
devises, 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: CARROLL D. HAYES a/k/a CARROLL DEAN HAYES, JR., deceased; DEAN R. HAYES, 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 action,

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

Unit 147 of BROOK TO BAY

RESIDENTS' COOPERATIVE, 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, Florida.

and

1970 single wide mobile home, VIN: 60128434

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 3 day of November, 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.

Dated this September 26, 2025.

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

Tamsen Hays, Esq.
Wotitzky, Wotitzky & Young, P.A.
1107 West Marion Avenue, Unit 111
Punta Gorda, FL 33950
October 3, 10, 2025

25-01888S



Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

LV8237-V7

SECOND INSERTION	
<p>NOTICE OF ACTION FOR CHAPTER 751 CUSTODY</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO: 2025-DR-003863-NC</p> <p>IN RE: THE INTEREST OF:</p> <p>L.J.H., Child,</p> <p>JAMES HARRIS</p> <p>Petitioner,</p> <p>GLENDIE HARRIS, Petitioner, and</p> <p>FREYLIISHA BIONCA SMALLS, Respondent/Mother,</p> <p>BABY JAMES HARRIS, Respondent/Father.</p> <p>TO: BABY JAMES HARRIS</p> <p>Last Known Address: Unknown</p> <p>YOU ARE NOTIFIED that an action for Chapter 751 Custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on BRENNA CAMERON, ESQ. Gulfcoast Legal Services, Inc., whose address is 1111 3rd Ave. W., Suite 100 Bradenton, FL 34205 on or before 11-3-2025, and file the original with the Clerk of this Court at Sarasota County Clerk of Court, 2000 Main St, Sarasota, FL 34237 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against</p>	<p>you for the relief demanded in the Petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: NONE</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: September 24, 2025.</p> <p>KAREN E. RUSHING, CLERK</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>(SEAL) By: G. Kopinsky Deputy Clerk</p> <p>Oct. 3, 10, 17, 24, 2025</p> <p>25-01895S</p>

SECOND INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2025 CA 002365 NC</p> <p>COMPU-LINK CORPORATION, DBA CELINK,</p> <p>Plaintiff, vs.</p> <p>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERTA LEWIS, DECEASED, et. al.</p> <p>Defendant(s),</p> <p>TO: JOSEPH M. LEWIS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-closed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>THE WEST 51 FEET OF LOT 19 AND THE EAST 50.51 FEET OF LOT 20, BLOCK 3, BAY VISTA BOULEVARD SECTION OF ENGLEWOOD, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 218, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>has been filed against you and you are</p>	<p>required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 11-3-2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 24 day of September, 2025.</p> <p>KAREN E. RUSHING</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>(SEAL) BY: GLEN KOPINSKY DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>PRIMARY EMAIL: flmail@raslg.com</p> <p>25-291860</p> <p>October 3, 10, 2025</p> <p>25-01890S</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2024 CA 004023 NC</p> <p>SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,</p> <p>Plaintiff, v.</p> <p>CARLOS B. DASILVA; UNKNOWN SPOUSE OF CARLOS B. DASILVA; MAGDOLNA DASILVA; UNKNOWN SPOUSE OF MAGDOLNA DASILVA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR UNITED WHOLESALE MORTGAGE LLC; UNITED WHOLESALE MORTGAGE LLC; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 28,2025 entered in Civil Case No. 2024 CA 004023 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and CARLOS B. DASILVA; UNKNOWN SPOUSE OF CARLOS B. DASILVA; MAGDOLNA DASILVA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR UNITED WHOLESALE MORTGAGE LLC; UNITED WHOLESALE MORTGAGE LLC; are defendants, Karen E. Rushing, Clerk of Court, will sell the property at public sale at www.sarasota.realforeclose.com beginning at 9:00 AM on October 28, 2025 the following described property as set forth in said</p>	<p>Final Judgment, to-wit..</p> <p>LOT 14 BLOCK 970, 22ND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 10, 10A THROUGH 10J, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA</p> <p>Property Address: 4238 Golfair Lane, North Port, FL 34288</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Kelley Kronenberg</p> <p>10360 W State Rd 84</p> <p>Fort Lauderdale, FL 33324</p> <p>Phone: (954) 370-9970</p> <p>Fax: (954) 252-4571</p> <p>/s/ Jordan Wainstein</p> <p>Jordan Wainstein</p> <p>FBN: 1039538</p> <p>Service E-mail: fltrealprop@kelleykronenberg.com</p> <p>File No. 3087.000110</p> <p>October 3, 10, 2025</p> <p>25-01885S</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>Case No. 2025 CP 004106 SC</p> <p>IN RE: THE ESTATE OF: JOSEPH GOP,</p> <p>Deceased;</p> <p>KAREN BETTENHAUSEN, Petitioner</p>	<p>The administration of the testate estate of JOSEPH GOP, deceased, whose date of death was July 15, 2025, and the last four digits of whose social security number are 6290, is pending in the 12th Judicial Circuit Court in and For Sarasota County, Florida, the address of which is 4004 S. Tamiami Trail, Venice, FL, 34293. The name of the Petitioner is Karen Bettenhausen, The name and address of the petitioner's attorney and registered agent are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER</p>

SECOND INSERTION	
<p>AMENDED NOTICE OF FORECLOSURE SALE (amended to correct time of sale only)</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION</p> <p>CASE NO.: 2024-CA-002803</p> <p>DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs.</p> <p>BRIAN HEDGES, et al., Defendants.</p> <p>NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure entered on September 26, 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 FOR 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 9:00 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:</p> <p>LOT 14, BLOCK 2627, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP</p>	<p>OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA</p> <p>Also known as 2422 ROXBURY CIR, NORTH PORT, FL 34287</p> <p>together with all existing or subsequently erected or affixed buildings, improvements and fixtures.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 26th day of September 2025.</p> <p>Sokolof REMTULLA, LLP</p> <p>By: /s/ Benjamin D. Ladouceur</p> <p>Benjamin D. Ladouceur, Esq.</p> <p>Florida Bar No.: 73863</p> <p>SOKOLOF REMTULLA, LLP</p> <p>6801 Lake Worth Road, Suite 100E</p> <p>Greenacres, FL 33467</p> <p>Telephone: 561-507-5252</p> <p>Facsimile: 561-342-4842</p> <p>E-mail: pleadings@floridalitlaw.com</p> <p>Attorney for Plaintiff</p> <p>October 3, 10, 2025</p> <p>25-01886S</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2025 CA 001690 NC</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.</p> <p>IGOR SHTANKO; RAMILYA PULBERE; BLUEPRINT CLAIMS LLC F/K/A FLORIDIAN PUBLIC ADJUSTERS LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated September 26, 2025, entered in Civil Case No.: 2025 CA 001690 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, Plaintiff, and IGOR SHTANKO; RAMILYA PULBERE; BLUEPRINT CLAIMS LLC F/K/A FLORIDIAN PUBLIC ADJUSTERS LLC, are Defendants.</p> <p>KAREN E. RUSHING, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.sarasota.realforeclose.com, at 9:00 AM, on the 24th day of November, 2025, the following described real property as set forth in said Judgment, to wit:</p> <p>LOT 22, BLOCK C, FIRST ADDITION TO HILLCREST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>If you are a person claiming a right to funds remaining after the sale, you must</p>	<p>file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.</p> <p>If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 366-1746 or www.gulfcoastlegal.org. or Legal Aid of Manasota at (941) 366-0038 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call an attorney referral service (listed in the phone book), or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated: September 26, 2025</p> <p>/s/ Brian L. Rosaler</p> <p>By: Brian L. Rosaler</p> <p>Florida Bar No.: 0174882.</p> <p>Attorney for Plaintiff:</p> <p>Brian L. Rosaler, Esquire</p> <p>Popkin & Rosaler, P.A.</p> <p>1701West Hillsboro Boulevard</p> <p>Suite 400</p> <p>Deerfield Beach, FL 33442</p> <p>Telephone: (954) 360-9030</p> <p>Facsimile: (954) 420-5187</p> <p>25-52063</p> <p>October 3, 10, 2025</p> <p>25-01904S</p>

SECOND INSERTION	
<p>NOTICE OF SHERIFF'S SALE</p> <p>IN THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA</p> <p>CASE NO: 2025CA886SC</p> <p>Venice Plaza LTD., et al VS</p> <p>Nomad's Elite Sports Performance, LLC, et al Damon Wilson, and Lisa Michelle Wilson</p> <p>NOTICE IS HEREBY given that pursuant to a Writ of Execution issued in the Circuit Court of Sarasota County, Florida, on the 1st day of August, 2025, in the cause wherein Venice Plaza LTD,et al is plaintiff, and Nomad's Elite Sports Performance, LLC et al is defendant, being case number 2025CA886SC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the defendants, Damon Wilson, and Lisa Michelle Wilson, in and to the following described real property, to-wit</p> <p>LOTS 13574 and 13575, South Venice, Unit 52, a subdivision according to the plat thereof recorded in Plat Book 7, Page 19, of the Public Records of Sarasota County, Florida.</p> <p>Property Address: 105 Clemson Rd. Venice, Fl. 34293</p> <p>All bidders must have Drivers License with them and must register with civil</p>	<p>clerk at location of sale prior to start time of sale.</p> <p>I shall offer this property for sale at Sarasota County Sheriff's Office located at 2071 Ringling Blvd Sarasota, FL 34237, in the County of Sarasota, State of Florida, on November 4, 2025, at the hour of 1:00 p. m., or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid real property at public auction and will sell the same subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution as prescribed by F.S.S. 56.27.</p> <p>In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the Civil Department no later than seven days prior to the proceeding at 941-861-4110.</p> <p>Dated at Sarasota, Sarasota County, Florida this 29th day of September, 2025.</p> <p>Kurt A. Hoffman, Sheriff</p> <p>Sarasota County, Florida</p> <p>Sgt. E. Alvarez # 2281</p> <p>Oct. 3, 10, 17, 24, 2025</p> <p>25-01905S</p>

SECOND INSERTION	
<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO: 2025 CA 001829 NC</p> <p>AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs.</p> <p>SANDCASTLE PROPERTY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC.; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure entered in this cause on September 24, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida will sell to the highest and best bidder for cash, by electronic sale at www.sarasota.realforeclose.com, on OCTOBER 28, 2025 beginning at 9:00 am, the following described real property as set forth in the Final Judgment:</p> <p>Unit 112 of Country Club Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded</p>	<p>in Official Records Book 883, at Page 797, of the Public Records of Sarasota County, Florida, as amended, together with an undivided interest or share in the common elements appurtenant thereto.</p> <p>With a street address of: 649 S. Tamiami Trail, Unit 112, Venice, FL 34285-3237</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated: September 24, 2025</p> <p>RITTER, ZARETSKY, LIEBER & JAIME, LLP</p> <p>/s/ Vivian A. Jaime</p> <p>Vivian A. Jaime, Esquire</p> <p>FBN 714771</p> <p>Attorney for Plaintiff</p> <p>2800 Biscayne Boulevard, Suite 500</p> <p>Miami, Florida 33137</p> <p>Telephone: 305-372-0933</p> <p>E-mail: Vivian@r2llaw.com</p> <p>Attorney for Plaintiff</p> <p>October 3, 10, 2025</p> <p>25-01884S</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</p> <p>CASE NO.: 2025 CA 000082 NC</p> <p>U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL2, MORTGAGEBACKED NOTES, SERIES 2023-RTL2, Plaintiff, v.</p> <p>WALOED LLC, a Florida Limited Liability Company; LORENA DE LA VEGA; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 18, 2025 entered in Civil Case No. 2025 CA 000082 NC in the Circuit Court of the 12th USA Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL2, MORTGAGEBACKED NOTES, SERIES 2023-RTL2, Plaintiff and WALOED LLC, a Florida Limited Liability Company; and LORENA DE LA VEGA are defendants, Karen E. Rushing, Clerk of Court, will sell the property at www.sarasota.realforeclose.com beginning at 9:00 AM on November 4, 2025 the following described property as set forth in said Final Judgment, to-wit..</p> <p>LOT 3, SPANISH WELLS, ACCORDING TO THE PLAT</p>	<p>THEREOF, RECORDED IN PLAT BOOK 28, PAGE(S) 34, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.</p> <p>Property Address: 822 Diane Circle, Englewood, FL 34223</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Kelley Kronenberg</p> <p>10360 W State Rd 84</p> <p>Fort Lauderdale, FL 33324</p> <p>Phone: (954) 370-9970</p> <p>Fax: (954) 252-4571</p> <p>/s/ Jordan Wainstein</p> <p>Jordan Wainstein</p> <p>FBN: 1039538</p> <p>Service E-mail: fltrealprop@kelleykronenberg.com</p> <p>File No: 3843.000135</p> <p>October 3, 10, 2025</p> <p>25-01903S</p>

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 2025 CA 001877 NC
MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY,
Plaintiff, vs.

DANIEL GRESHAM; ANGELA
GRESHAM; FIFTH THIRD BANK,
N.A., SUCCESSOR BY MERGER
WITH DIVIDEND SOLAR
FINANCE, LLC; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
filed September 18, 2025 and entered
in Case No. 2025 CA 001877 NC, of
the Circuit Court of the 12th Judicial
Circuit in and for SARASOTA County,
Florida, wherein MORTGAGE
RESEARCH CENTER, LLC D/B/A
VETERANS UNITED HOME LOANS,
A MISSOURI LIMITED LIABILITY
COMPANY is Plaintiff and DANIEL
GRESHAM; ANGELA GRESHAM;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY; FIFTH THIRD BANK,
N.A., SUCCESSOR BY MERGER
WITH DIVIDEND SOLAR FINANCE,
LLC; are defendants. KAREN E.
RUSHING, the Clerk of the Circuit
Court, will sell to the highest and best
bidder for cash BY ELECTRONIC
SALE AT: WWW.SARASOTA.
REALFORECLOSE.COM, at 9:00
A.M., on October 22, 2025, the
following described property as set

forth in said Final Judgment, to wit:
LOTS 8 AND 9, BLOCK 1004,
TWENTYFIRST ADDITION
TO PORT CHARLOTTE SUB-
DIVISION, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 14,
PAGES 9, 9A THROUGH 9I, OF
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.
Please contact the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400,
at least seven (7) days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.

Dated this 24th day of September
2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00308 NML
October 3, 10, 2025 25-01871S

SECOND INSERTION

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

CIVIL DIVISION
Case #: 2024 CA 006286 NC
DIVISION: A

Rocket Mortgage, LLC f/k/a Quicken
Loans, LLC f/k/a Quicken Loans Inc.
Plaintiff, -vs.-

Amy Darr; Michael Dudash a/k/a
Michael J. Dudash a/k/a Michael
James Dudash; Unknown Spouse
of Amy Darr; Unknown Spouse
of Michael Dudash a/k/a Michael
J. Dudash a/k/a Michael James
Dudash; Titan Florida LLC, a
Delaware limited liability company;
Sarasota County, Florida; Kapitus
Servicing, Inc. F/K/A Colonial
Funding Network, Inc., as Servicing
Provider for Direct Merchants
Funding, LLC D/B/A Flash Advance;
Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s); Unknown Parties
in Possession #2, if living, and
all Unknown Parties claiming by,
through, under and against the
above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to order rescheduling foreclosure sale or
Final Judgment, entered in Civil Case
No. 2024 CA 006286 NC of the Circuit
Court of the 12th Judicial Circuit in and
for Sarasota County, Florida, wherein
Rocket Mortgage, LLC f/k/a Quicken
Loans, LLC f/k/a Quicken Loans Inc.,
Plaintiff and Amy Darr are defendant(s),
I, Clerk of Court, Karen E. Rushing, will
sell to the highest and best bidder for

cash VIA THE INTERNET AT WWW.
SARASOTA.REALFORECLOSE.COM
, AT 9:00 A.M. on October 23, 2025,
the following described property as set
forth in said Final Judgment, to-wit:
LOT 417, LAKE SARASO-
TA UNIT FIVE, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 8, PAGE 67, OF
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 NO LATER
THAN THE DATE THAT THE
CLERK REPORTS THE FUNDS 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 imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.

Submitted By: ATTORNEY FOR
PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
October 3, 10, 2025 25-01879S

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. 2019 CA 001972 NC
PINGORA LOAN SERVICING, LLC,
Plaintiff, vs.
TODD FRENCH, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of
Foreclosure entered April 6, 2025
in Civil Case No. 2019 CA 001972
NC of the Circuit Court of the
TWELFTH JUDICIAL CIRCUIT in
and for Sarasota County, Sarasota,
Florida, wherein PINGORA LOAN
SERVICING, LLC is Plaintiff and Todd
French, 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
24th day of October, 2025 at 9:00 AM
on the following described property
as set forth in said Summary Final
Judgment, to-wit:

LOT 25, BLOCK 908, OF
TWEENTIETH ADDITION TO
PORT CHARLOTTE SUBDIVI-
SION, ACCORDING TO THE
PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 14, PAGES
8, 8A THROUGH 8K, INCLU-
SIVE, OF THE 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400, at
least seven (7) days before your 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.

By: /s/ Sara Collins
Sara Collins, 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: MRSservice@mccalla.com
Fla. Bar No.: 53992
21-04681FL
October 3, 10, 2025 25-01878S

SECOND INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
WITH CHILDREN

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

Case No.: 2024 DR 926 SC
Division: H - Div. 2

IN RE THE MARRIAGE OF:
BIAGI SCOTTI, JR.,
Petitioner, and
DANIELLE CHRISTINE DIANE
SCOTTI,
Respondent

TO: DANIELLE CHRISTINE DIANE
SCOTTI
5320 Shaffer Ave.
North Port, FL 34291

YOU ARE NOTIFIED that an ac-
tion for dissolution of marriage with
children has been filed against you
and that you are required to serve
a copy of your written defenses, if
any, to it on Sara Sawyer Boeller, Esq.,
Boeller Law, P.A., 4140 Woodmere Park
Blvd., Suite B, Venice, Florida 34293,
(941) 800-4990, on or before 11-3-
2025, and file the original with the
clerk of this Court at 4004 S. Tamiami
Trail, Venice, FL 34293, before serv-
ing on Petitioner or immediately thereaf-
ter. If you fail to do so, a default may
be entered against you for the relief
demanded in the petition.

The action is asking the court
to decide how the following real of
personal property should be divided:
Real Property located at 5320 Shaffer
Ave., North Port, FL 34291 and the
mortgage related thereto (Legal De-

scription: Lot 18, Block 606, EIGH-
TEENTH ADDITION TO PORT
CHARLOTTE SUBDIVISION, ac-
cording to the plat thereof, recoded in
Plat Book 14, Page(s) 6, 6A through
6V, inclusive, of the Public Records of
Sarasota, County, Florida.); a Trustist
checking account; a vehicle and the
loan related thereto; a Trustist credit
card debt; and liabilities owing to
Aqua Finance and Mosaic held by Pe-
titioner in Sarasota County.

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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e-mailed
to the addresses on record at the clerk's
office.

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure
to comply can result in sanctions, in-
cluding dismissal or striking of plead-
ings.

Dated: September 24, 2025
KAREN E. RUSHING, CLERK
CLERK OF THE
CIRCUIT COURT
(SEAL) By: G. Kopinsky
Deputy Clerk

Oct. 3, 10, 17, 24, 2025 25-01872S

SECOND 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-005243-SC

JAPANESE GARDENS
HOMEOWNERS, CORPORATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.

DEBORAH TAYLOR, deceased;
NANCY SWORD, deceased; JANET
E. ROBB; JUDITH A. SWORD;
CHRISTINE L. SWORD; JOHN
DOE and MARY DOE, as Unknown
Occupants; and the respective
unknown spouses, heirs, devisees,
grantees, creditors and other parties
claiming by, through, under or
against them, if alive, and if any
of the named above-referenced
defendants are dead, any heirs,
devisees, grantees, assignees,
lienors, creditors, trustees, or other
persons or entities claiming to have
any right, title or interest in and to
the property which constitute the
subject matter of this action,
Defendants.

To: DEBORAH TAYLOR, deceased;
NANCY SWORD, deceased; CHRIS-
TINE L. SWORD; 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, assign-
ees, lienors, creditors, trustees, or other
persons or entities claiming to have any
right, title or interest in and to the prop-
erty which constitute the subject matter
of this action,

YOU ARE NOTIFIED that an action
to foreclose a lien against the following-
described real property in Sarasota
County, Florida:
Unit 236, JAPANESE GAR-
DENS MOBILE HOME PARK,
a Cooperative situate on the

property described in Exhibit
“A” and located as shown on Ex-
hibit “B” (Plot Plan) of the Mas-
ter Form Proprietary Lease re-
corded in Official Records Book
1544, Pages 1427 through 1454,
and the Amended Master Form
Proprietary Lease as recorded at
Instrument No. 2019033014, all
of the Public Records of Sarasota
County, Florida
and
1973 Eldorado single wide mo-
bile home, VIN: 3513T

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 3 day of Novem-
ber, 2025, and file the original with the
Clerk of this Court either before serv-
ice on the Plaintiff's attorney or imme-
diately thereafter; otherwise a Default
will be entered against you for the relief
demanded in the Complaint.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Sarasota County
Jury Office, P.O. Box 3079, Sarasota,
Florida 34230-3079, (941)861-7400, at
least seven (7) days before your 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 this September 24, 2025.
KAREN E. RUSHING
Clerk of Courts
(SEAL) BY: G. Kopinsky
Deputy Clerk

Tamsen Hays, Esq.
Wotitzky, Wotitzky & Young, P.A.
1107 West Marion Avenue, Unit 111
Punta Gorda, FL 33950
October 3, 10, 2025 25-01870S

SECOND INSERTION

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

CASE NO.: 2025-CA-001934 NC
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.

RUVIM LIVARCHUK, et al.,
Defendants.

To: TPB Management, LLC
c/o Peter Palumbo, Registered Agent
31 Central Drive
Farmingdale NY, 11735
TPB Management, LLC
c/o Peter Palumbo, Registered Agent
77 Candy Ln.
Syosset, NY 11791

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

Lots 73, 74 and 75, Block 407,
NINTH ADDITION TO PORT
CHARLOTTE SUBDIVISION,
according to the map or plat
thereof, as recorded in Plat Book
12, Page(s) 21, 21A through 21S,
inclusive, 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, on Anthony R. Smith,
Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S.
Orlando Ave, Suite 430, Winter Park,
FL 32789, on or before thirty (30) days
from the date of first publication of this
Notice, and file the original with the
Clerk of this Court either before serv-
ice on the Plaintiff's attorney or imme-
diately thereafter; or a default will be
entered against you for the relief de-
manded in the complaint.

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

IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Sarasota
County, Florida, this 24 day of Septem-
ber, 2025.

Karen E. Rushing
as Clerk of the Circuit Court of
Sarasota County, Florida
(SEAL) By: Glen Kopinsky
DEPUTY CLERK
October 3, 10, 2025 25-01873S

SECOND INSERTION

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

CASE NO. 2025 CA 004110 NC
BANK OF NEW YORK
MELLON TRUST COMPANY,
N.A. AS OWNER TRUSTEE
FOR MORTGAGE ASSETS
MANAGEMENT SERIES I TRUST,
PLAINTIFF, VS.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNORS,
CREDITORS AND TRUSTEES
OF THE ESTATE OF NANCY A.
CALLOWAY (DECEASED), ET AL.
DEFENDANT(S).

To: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, GRANT-
EES, ASSIGNORS, CREDITORS AND
TRUSTEES OF THE ESTATE OF
ESTATE OF NANCY A. CALLOWAY
(DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 1729 34th
St, Sarasota, FL 34234

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

Lot 17, Block J of AMARYL-
LIS PARK, according to the
Plat thereof as recorded in Plat
Book 2, Page(s) 56, of the Pub-
lic Records of Sarasota County,
Florida.

has been filed against you, and you are
required to serve a copy of your writ-
ten defenses, if any, to this action, on
Tromberg, Morris & Partners, PLLC,
attorneys for Plaintiff, whose address
is 600 West Hillsboro Boulevard, Suite
600, Deerfield Beach, FL 33441, and
file the original with the Clerk of the
Court, within 30 days after the first
publication of this notice, either before
11-3-2025 or immediately thereafter,
otherwise a default may 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 Of-
fice, P.O. Box 3079, Sarasota, Florida
34230-3079, (941)861-7400, at least
seven (7) days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days; if you are hearing
or voice impaired, call 711.

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

Date: September 24, 2025
KAREN E RUSHING, CLERK
Clerk of the Circuit Court
By: G. Kopinsky (SEAL)
Deputy Clerk of the Court
Our Case #: 24-000797
October 3, 10, 2025 25-01874S

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY

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

CIVIL DIVISION
Case #: 2025 CA 002592 NC
DIVISION: C

Nationstar Mortgage LLC
Plaintiff, -vs.-

Michelle Veronica Roder a/k/a
Michelle Roder a/k/a Michelle
Zita; Unknown Spouse of Michelle
Veronica Roder a/k/a Michelle
Roder a/k/a Michelle Zita; The Law
Offices of Christopher D. Edmonds;
Avanti at Waterside Homeowners
Association, Inc.; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).

TO: Michelle Veronica Roder a/k/a Mi-
chelle Roder a/k/a Michelle Zita: 6559
Silverstar Drive, Sarasota, FL 34240,
Unknown Spouse of Michelle Veron-
ica Roder a/k/a Michelle Roder a/k/a
Michelle Zita: 6559 Silverstar Drive,
Sarasota, FL 34240, Unknown Parties
in Possession #1: 6559 Silverstar Drive,
Sarasota, FL 34240 and Unknown Par-
ties in Possession #2: 6559 Silverstar
Drive, Sarasota, FL 34240
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devisees, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents

or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that
an action has been commenced to fore-
close a mortgage on the following real
property, lying and being and situated
in Sarasota County, Florida, more par-
ticularly described as follows:

LOT 25, AVANTI AT WATER-
SIDE, ACCORDING TO THE
PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 56,
PAGE(S) 400 THROUGH 409,
PUBLIC RECORDS OF SARA-
SOTA COUNTY, FLORIDA.
more commonly known as 6559
Silverstar Drive, Sarasota, FL
34240.

This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
LOGS LEGAL GROUP LLP, Attorneys
for Plaintiff, whose address is 750 Park
of Commerce Blvd., Suite 130, Boca Ra-
ton, FL 33487, within thirty (30) days
after the first publication of this notice
and file the original with the clerk of
this Court either before with serv-
ice on Plaintiff's attorney or immedi-
ately thereafter; otherwise a default will
be entered against you for the relief de-
manded in the Complaint.

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

WITNESS my hand and seal of this
Court on the 9 day of September, 2025.

Karen E. Rushing
Circuit and County Courts
By: G. Kopinsky (SEAL)
Deputy Clerk

24-331754 FC01 CXE
October 3, 10, 2025 25-01875S

SAVE
TIME



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legal@businessobserverfl.com

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FLORIDA'S NEWSPAPER FOR THE G-SUITE

Business
Observer

1V2G806, 1/15