

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / SALES ---

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sarasota Remodeling Experts located at 6538 Tanager St in the City of Sarasota, Sarasota County, FL 34241 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of October, 2025. Ivan Radosavljevic October 17, 2025		
	25-01985S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4029 Bee Ridge Road Sarasota, FL 34233, on 11/06/2025 at 10:00am Joyce Kaufman - Household Goods/Furniture The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025		
	25-01963S	

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 Advanced Cleaning located at 6020 Deacon Rd., Unit H in the City of Sarasota, Sarasota County, FL 34238 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of October, 2025. QualiCare Cleaning, Inc. James J. Lehan, Jr. October 17, 2025		
	25-02005S	

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 Gloss & Grit located at 2251 Aspinwall St. in the City of Sarasota, Sarasota County, FL 34237 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of October, 2025. Teah Stebbins Teah Stebbins, Member of Teah Sells LLC October 17, 2025		
	25-02006S	

FIRST INSERTION		
PUBLIC NOTICE		
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 919924 from Paleo Properties, LLC, 5824 Bee Ridge Road, #435, Sarasota, FL 34233. Application received: June 10, 2025. Proposed activity: 13,500 sf Office/Warehouse Complex. Project name: Paleo Park of Commerce - Lot 12. Project size: 1.137 Ac. Location: Section(s) 21, Township 36 South, Range(s) 19 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103. October 17, 2025		
	25-02011S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 19430 Times Circle Venice ,FL 34292 11/06/2025 @ 11am Kevin Stallings storing a car and meets vehicle requirements The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property October 17, 24, 2025		
	25-01961S	

FIRST 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 11/06/2025 10:00am Heather Artis- Furniture and boxes Alessandro Campos- handyman tools The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025		
	25-01965S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5005 Englewood Road, Venice, FL 34293 Date: 11/06/2025 Time: 10.30am Rosalie Kay Household Goods The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025		
	25-01962S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3000 S Tamiami Trl Venice, FL 34293 on 11/06/2025 at 10:00am Jon Marston Household goods, kitchen Mike Harned Household Goods The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025		
	25-01986S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2255 N. Washington Blvd. Sarasota, FL. 34234 Auction 11/06/2025 at 10:00 AM Bernadette Darabseh Household Items Susan Peterson Household items, personal items, totes, bags, furniture and clothes Bobbie Joslin End tables, totes, headboard, footboard, chairs Tyson Parks Stuffed Toys Rebecca Devries- Mitchell Furniture and boxes Chris Taylor HOUSEHOLD AND CLOTHING The auction will be listed and advertised on www.storagetreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025		
	25-01979S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 19430 Times Circle Venice, Fl 34292 11/26/2025 @ 11AM Kevin Stallings storing a car and meets vehicle requirements The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025		
	25-01987S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 997 Center Road Venice, Fl. 34292, 11/6/25 at 10:00 A.M. Rosalie Kay Household goods Paige Taylor Furniture The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025		
	25-01988S	

FIRST 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 450 N Cattlemen Rd Sarasota, FL 34232 Phone Number (941) 866-6260 Time of sale 11/06/2025 @ 10:00 Am Dominiik Orloff- Old furniture, Bryan Strong- household items, furniture cowboy boots, grill tools The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025		
	25-01964S	

FIRST 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 450 N Cattlemen Rd Sarasota, FL 34232 Phone Number (941) 866-6260 Time of sale 11/06/2025 @ 10:00 Am Dominiik Orloff- Old furniture, Bryan Strong- household items, furniture cowboy boots, grill tools The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. October 17, 24, 2025		
	25-01964S	

FIRST INSERTION		
ADVERTISEMENT OF SALE		
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 4th day of November, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 3323 17th St, Sarasota, FL, 34235. Bryant, Patricia FURNITURE, TABLE, CHAIRS; Shannon, Heather TOOLS PICTURES CHAIRS; Shannon, Heather TV, BIKE BOXES; Lazaro Antonio, Morera G. PAINTINGS TV DRUMS; Coughlin, Darlene SHOP VAC, BOOKS, PILLOWS; Laperriere, Autumn PRINTER, CLOTHES, TOYS; Grant, Antoinette BED, TABLE, CLOTHES; Grant, Antoinette BEACH WAGON, FISHING POLES TABLE Sale is subject to cancellation in the event of settlement between owner and obligated party. October 17, 24, 2025		
	25-01967S	

FIRST INSERTION		
NOTICE TO CREDITORS		
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No. 2025 CP 4155 SC IN RE: THE ESTATE OF: LYDIA MARKS, Deceased; HARRY J. MARKS and CAROL L. BIVIN, Petitioners The administration of the testate estate of LYDIA MARKS, deceased, whose date of death was August 7, 2025, and the last four digits of whose social security number are 7396, 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 Petitioners are CAROL L. BIVIN and HARRY		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE		
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2025 CA 001367 SC GARDENS III OF ST. ANDREWS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. DENNIS G. McCOSKY; THE PLANTATION MANAGEMENT ASSOCIATION, INC., a Florida not-for-profit corporation, Defendants. Notice is hereby given pursuant to the Final Summary Judgment of Foreclosure entered on October 9, 2025 in the above-styled Case Number 2025 CA 001367 SC in the Circuit Court of SARASOTA, Florida, that the Clerk of Court shall sell the following property, in SARASOTA County, Florida, described as:		

FIRST INSERTION		
NOTICE TO CREDITORS		
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 3720 NC Division Probate IN RE: ESTATE OF LENA A. DONOVAN Deceased. The administration of the estate of Lena A. Donovan, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER		

FIRST INSERTION		
J. MARKS, The name and address of the petitioners attorney and registered agent 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		

FIRST INSERTION		
Unit No. 104, Building 9, The Gardens III of St. Andrews Park at the Plantation, a Condominium according to the Declaration of Condominium recorded in Official Records Book 3033, Page 2662, and as per Plat thereof recorded in Condominium Book 32, Page 13, of the Public Records of Sarasota County, Florida. Property address of: 813 Montrose Dr., Unit 104, Venice, FL 34293 at public sale, to the highest and best bidder for cash, at www.sarasota.realforeclose.com, at 9:00 A.M. on November 10, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.		

FIRST INSERTION		
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		

FIRST INSERTION		
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 is October 17, 2025. DATED this 15th day of October, 2025. /S/ RAYMOND S. GRIMM, ESQ. P.O. Box 6746 North Port, FL 34290 941-423-7897 raygrimm@outlook.com FLA. BAR NO. 0488798 Attorney and Registered Agent for Personal Representative October 17, 24, 2025		
	25-02013S	

FIRST INSERTION		
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 10th day of October, 2025. By: /s/ Michael W. Cochran Michael W. Cochran, Esq. October 17, 24, 2025		
	25-01997S	

FIRST INSERTION		
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 17, 2025. Personal Representative: Douglas Richard Lloyd 7 Commons Lane Hanson, Massachusetts 02341 Attorney for Personal Representative: T. Thomas Shirley Attorney Florida Bar Number: 154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954 E-Mail: tom@dunkinshirley.com October 17, 24, 2025		
	25-02012S	



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

lv0238

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2025 CP 004880 NC
IN RE: ESTATE OF
JOHN DAVID DONNELLY,
Deceased.

The administration of the ESTATE OF JOHN DAVID DONNELLY, deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative:
DAVID L. DONNELLY
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
DANIEL L. TULLIDGE
Florida Bar No. 106749
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
dtullidge@fergesonskipper.com
services@fergesonskipper.com
October 17, 24, 2025 25-02010S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-4131
Division Probate
IN RE: ESTATE OF
RICHARD B. LEZOTTE, JR.
Deceased.

The administration of the estate of Richard B. Lezotte, Jr., deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH I 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 17, 2025.

Personal Representative:
Linda Jordan
71 Thompson's Trace
West Chatham, MA 02669
Attorney for Personal Representative:
Kent A. Skrivan, Esq.
E-mail Addresses:
kent@sgnapleslaw.com
Florida Bar No. 0893552
Skrivan & Gibbs, PLLC
1110 Pine Ridge Road, Suite 300
Naples, FL 34108
Telephone: (239) 597-4500
October 17, 24, 2025 25-01993S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 004574
IN RE: ESTATE OF
ADRIENNE AUTUMN HYSER,
Deceased.

The administration of the estate of ADRIENNE AUTUMN HYSER, deceased, whose date of death was June 15, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

NOTWITHSTANDING THE TIME 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 17, 2025.

MARK HYSER
Personal Representative
702 Frances Street
Nokomis, FL 34275
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
October 17, 24, 2025 25-02003S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 3435 NC
Division Probate
IN RE: ESTATE OF
DOROTHY D. DEBOYER
Deceased.

The administration of the estate of Dorothy D. DeBoyer, deceased, whose date of death was November 2, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative:
Jay M. DeBoyer
8060 Anchor Bay Drive
Algonac, Michigan 48001
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
October 17, 24, 2025 25-01981S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 3906 NC
Division PROBATE
IN RE: ESTATE OF
JOSEPH R. COVELLO
Deceased.

The administration of the estate of Joseph R. Covello, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative:
Linda Covello
9 Williams Road
Kendall Park, New Jersey 08824-1406
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
October 17, 24, 2025 25-01980S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025 CP 003643 NC
IN RE: ESTATE OF
THERESA A. CLELAND
Deceased.

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the dece-

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

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

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

The date of first publication of this notice is October 17, 2025.

Matthew Cleland
10555 Ramm Road
Whitehouse, OH 43571
Personal Representative
SHUMAKER, LOOP & KENDRICK, LLP
Attorneys for Personal Representative
Luis A. Silva, Esquire
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Florida Bar No. 1004224
Email Addresses:
lsilva@shumaker.com
tmcintyre@shumaker.com
October 17, 24, 2025 25-01976S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP004048NC
Division: Probate
IN RE: ESTATE OF
PAUL BURKHART RAMAEKER,
Deceased.

The administration of the estate of Paul Burkhardt Ramaeker, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative:
Dr. Joseph C. Ramaekers, D.V.M.
c/o THE PAYNE LAW GROUP PLLC
766 Hudson Avenue, Suite C.
Sarasota, FL 34236
Attorney for Personal Representative:
David W. Payne, Esq.
Florida Bar Number: 0958930
PAYNE LAW GROUP PLLC
766 Hudson Avenue, Suite C.
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: dpayne@lawnav.com
Secondary E-Mail:
srocha@lawnav.com
October 17, 24, 2025 25-01994S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 004622 NC
Division Probate
IN RE: ESTATE OF
DONNA G. MAYNARD Deceased.

The administration of the estate of Donna G. Maynard, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative:
John T. Griffin
Griffin & Griffin
7077 S. Tamiami Trail
Sarasota, Florida 34231
Attorney for Personal Representative:
John T. Griffin, Esq.
Attorney
Florida Bar Number: 674281
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:
probate@griffinelderlaw.com
October 17, 24, 2025 25-01989S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 25 CP 4541 NC
IN RE: ESTATE OF
LYDIA YODER
Deceased.

The administration of the estate of LYDIA YODER, deceased, whose date of death was April 14, 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 17, 2025.

Personal Representative:
EDWARD YODER
6191 Legacy Ridge Dr.
Millersburg, Ohio 44654
Attorney for Personal Representative:
John A. Moran
Attorney
Florida Bar Number: 718335
Dunlap & Moran, P.A.
P.O. Box 3948
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
mgriffin@dunlapmoran.com
Alternate Secondary E-Mail:
DMprobate@dunlapmoran.com
October 17, 24, 2025 25-01975S

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv20878_v28

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004720 SC Division South County IN RE: ESTATE OF JOHN D. MACADAMS, SR. Deceased. The administration of the estate of John D. MacAdams, Sr., deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079 Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below. 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 17, 2025. Personal Representative: Christopher S. Myers 3028 Key Lane Port Charlotte, Florida 33952 Attorney for Personal Representative: Andrew J. Britton, Esq. Florida Bar Number: 213500 871 Venetia Bay Blvd., Suite 111 Venice, Florida 34285 Telephone: (941) 408-8008 Fax: (941) 408-0722 E-Mail: -legal@andrewbrittonlaw.com October 17, 24, 202525-02008S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 3711 NC Division Probate IN RE: ESTATE OF CAROL MAUREEN HAFERBIER a/k/a CAROL M. HAFERBIER a/k/a CAROL HAFERBIER, Deceased. The administration of the estate of CAROL MAUREEN HAFERBIER a/k/a CAROL M. HAFERBIER a/k/a CAROL HAFERBIER, deceased, whose date of death was January 4, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 17, 2025. Personal Representative: JEREMY SOSNA 4239 Alden Dr Edina, MN 55416 Attorney for Personal Representative: JORDAN J. RICCARDI, ESQ. E-Mail Addresses: jriccardi@icardmerrill.com greid@icardmerrill.com Florida Bar No. 0100363 Icard, Merrill, Cullis, Timm, Furen & Ginsburg PA 2033 Main St Ste 600 Sarasota, FL 34237 Telephone: (941) 366-8100 October 17, 24, 202525-01995S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 4632 NC Division: Probate IN RE: ESTATE OF LEONE M. STECK, Deceased. The administration of the estate of Leone M. Steck, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	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 17, 2025. Personal Representative: Charlotte Ann Mikkalson c/o Ledbetter Cowan Law Group 229 Pensacola Rd. Venice, FL 34285 Attorney for Personal Representative: Ledbetter Cowan Law Group Steven 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 17, 24, 202525-01977S

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 4632 NC Division: Probate IN RE: ESTATE OF LEONE M. STECK, Deceased. The administration of the estate of Leone M. Steck, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 17, 2025. Personal Representative: Jeffrey Scott Thompson 775 Bonita Dr. White Lake, Michigan 48383 Attorney for Personal Representative: Teresa K. Bowman, Esq. Attorney for the Personal Representative Florida Bar Number: 0021453 TERESA K. BOWMAN PA 3277 Fruitville Rd., Suite D-2 Sarasota, FL 34237 Telephone: (941) 735-5200 Fax: (941) 234-0604 E-Mail: tkbowman@tkbowmanpa.com Secondary E-Mail: liz@tkbowmanpa.com October 17, 24, 202525-02001S

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

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Business Observer

ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-3922SC
IN RE: ESTATE OF
THOMAS N. TANFIELD
Deceased.

The administration of the estate of Thomas N. Tanfield, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the mailing 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 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 date of first publication of this notice is October 17, 2025.

Personal Representative:
Sarah Tanfield
20623 Galileo Place
Venice, FL 34293
Attorney for Personal Representative:
Alexander A. Stewart
Attorney
Florida Bar Number: 122110
Stewart & St. Paul Estate Law, PLLC
1201 6th Avenue West, Suite 100
Bradenton, Florida 34205
Telephone: (941) 217-7654
E-Mail: stewart@sspstatelaw.com
October 17, 24, 2025 25-019995

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 2025 CA 004925 NC
Regions Bank d/b/a Regions Mortgage Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David P. Medina a/k/a David Phillip Medina, Deceased; William Phillip Medina, J.K.M., a minor child by and through Parent and Natural Guardian, Virginia Renee Worley Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David P. Medina a/k/a David Phillip Medina, Deceased
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida:

LOT(S) 3 AND 4, BLOCK 860, SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S)

15, 15A THROUGH 15H, 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, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before November 11, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on October 10, 2025.

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

File # 25-F02133
October 17, 24, 2025 25-019845

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 005644 NC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.
FRANK A. WOLK; UNKNOWN SPOUSE OF FRANK A. WOLK; GINA M. BONSALE; UNKNOWN SPOUSE OF GINA M. BONSALE; 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.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 19, 2025 entered in Civil Case No. 2024 CA 005644 NC in the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and FRANK A. WOLK; GINA M. BONSALE are defendants, Karen E. Rushing, Clerk of Court, will sell the property at www.sarasota.realforeclose.com beginning at 9:00AM on January 15, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 113, PAVER PARK ESTATES, SECOND ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 95, OF THE PUBLIC RE-

CORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 2762 Nancy St, Sarasota, FL 34237

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.

Jordan Weinstein
Bar: 1039538
Kelley Kronenberg
10360 W State Rd
Fort Lauderdale, FL, 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Weinstein
Jordan Weinstein
FBN: 811556
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 2390.000462
October 17, 24, 2025 25-019915

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY FLORIDA
PROBATE DIVISION
File No: 2025 CP 004318 NC
Division: Probate
IN RE: ESTATE OF
HELGA ELISABETH BITTER,
Deceased.

The administration of the estate of HELGA ELISABETH BITTER whose date of death was March 14, 2025, is pending in the Circuit Court for Sarasota County, Florida, the address of which is Sarasota County Clerk of Court, Attn: Probate, 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 PERIOD 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 17, 2025.

Petitioner:
Holly M. Nikolich
1330 Main Street, Second Floor, Suite 6
Sarasota, FL 34236
Attorney for Petitioner:
Holly M. Nikolich, Esq.
Pinnacle Law Group, P.A.
1330 Main Street, Second Floor, Suite 6
Sarasota, FL 34236
Phone: (941) 926-1950
Fax: (800) 211-0453
E-mail: holly@mnfirm.com
Florida Bar Number: 0471127
October 17, 24, 2025 25-019665

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CC 005458 NC
CASA DEL SOL CONDOMINIUM ASSOCIATION OF SARASOTA, INC., a Florida not-for-profit corporation, Plaintiff, vs.
HELBERTS C. TAMBLEY, et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated October 8, 2025, and entered in Case No. 2024 CC 005458 NC of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, the Clerk of the Court, Karen E. Rushing, will publicly sell to the highest and best bidder for cash at www.sarasota.realforeclose.com beginning at 9:00 AM on November 13, 2025, the following described property:

UNIT 3335, CASA DEL SOL, SECTION 1, A CONDOMINIUM ACCORDING TO THE DECLARATIONS OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2040, PAGE 2787 ET SEQ. AND AMENDMENTS THERETO, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27, PAGES 16, 16A AND 16B, AND AMENDMENTS THERETO, 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 of the Court 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 10 day of October 2025
NAJMY THOMPSON, P.L.
/s/ Karl L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com;
Secondary:
bmiller@najmythompson.com
Attorney for Plaintiff
October 17, 24, 2025 25-019905

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 003996 NC
SUN 1318 CORP, Plaintiff, vs.
RONALD T. HARD, et al., Defendants.

TO: FAMILY FRIENDLY ROOFING GROUP, LLC
C/O REINALDO DUARTE, RA
Whose last known residence(s) is: 8083 Westfield Circle, Vero Beach, Florida 32966
And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS
Whose last known residence(s) is/are: Unknown

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer or by November 17, 2025, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 14, BLOCK 1930, 41ST

ADDITION TO PORT CHARLOTTE SUBDIVISION A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 42, 42A THRU 42F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A/K/A
3243 MOUNT HOPE STREET, NORTH PORT, FL 34287

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer, a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED at Sarasota County this 8 day of October, 2025.

KAREN E RUSHING, CLERK
Clerk of the Circuit Court
(SEAL) By /s/ Glen Kopinsky
Deputy Clerk
October 17, 24, 2025 25-019735

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA, PROBATE DIVISION
CASE NUMBER 2025CP4040
IN RE: ESTATE OF
MARY E. KELEMEN
Deceased.

The administration of the estate of MARY E. KELEMEN, deceased, File Number 2025CP4040 is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Courthouse, 2000 Main St, Sarasota, FL 34237. An Order of Summary Administration was entered on August 21, 2025 and the names and addresses of the person assigned the assets is Kathleen M. Peterman, 7707 W. Lawrence Avenue, Apt. 8, Norridge, Illinois, 60706 and her attorney is Reuben S. Williams, IV, Wilson & Williams, P.A., 954 E. Silver Springs Boulevard, Ocala, Florida, 34470 and the lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The total value of the estate is less than \$75,000.00.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is October 17, 2025.

WILSON & WILLIAMS, PA
Attorney for Personal Representative
Reuben S. William, IV
Florida Bar No. 509612
954 E. Silver Springs Blvd.
Ocala, FL 34470
(352)629-9747
ben@wwpalaw.com
October 17, 24, 2025 25-020075

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF
THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR SARASOTA
COUNTY, FLORIDA GENERAL
JURISDICTION DIVISION
CASE NO. 24-CC-5540
JACARANDA WEST HOMEOWNERS' ASSOCIATION, I, A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.
BRAD J. LAROCHE, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2025, and entered in Case No. 24-CC-5540 of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein is Plaintiff, and Brad J. Laroche and Michelle Laroche are Defendants, the Clerk of Court will sell to the highest and best bidder for cash:

[] www.sarasota.realforeclose.com, the Clerk's website for online auctions, at 9:00 a.m., on the 7th day of November, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 33180, VENICE GARDENS UNIT 33, according to the Plat thereof, recorded in Plat Book 22, Pages 36, 36A thru 36F, of the Public Records of Sarasota County, Florida.

A/K/A: 1023 Deer Run, Venice, FL 34293

A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

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

DATED this 10th day of October, 2025.

BECKER & POLIAKOFF, P.A.
Attorneys for ASSOCIATION
1 East Broward Blvd, Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
By: William W. Huffman
Florida Bar #31084
J06935/429641/27733074
October 17, 24, 2025 25-019835

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-003027-NC
DLG MORTGAGES III, LLC, Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERONICA WILSON, DECEASED;, et al., Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 17, 2025, and entered in Case No. 2024-CA-003027-NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which DLC MORTGAGES III, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERONICA WILSON, DECEASED; SARASOTA COUNTY, FLORIDA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BARBARA SUE RUSSELL A/K/A BARBARA SUE CICHON A/K/A BARBARA SUE WILSON; ERIC JAMES WILSON A/K/A ERIC B WILSON; HUNTER JAMES WILSON are defendants, Karen E. Rushing, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.sarasota.realforeclose.com in accordance with chapter 45 Florida Statutes, Sarasota

County, Florida on November 4, 2025, at 9:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1428, VENICE GARDENS UNIT NO. 25, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 7 AND 7A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PROPERTY ADDRESS: 1708 CAMBRIDGE DR, VENICE, FL 34293

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.

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
October 17, 24, 2025 25-019705

--- ACTIONS / SALES ---	
FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION FOR Divorce, Custody and Child Support IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2025DR005122NC Division: Family 1 Ligia C. Celis Melendez, Petitioner and Luis Enrique Garcia Aguirre, Respondent. TO: Luis Enrique Garcia Aguirre 3507 24th Parkway Sarasota, FL 34235 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ligia Carolina Celis Melendez, whose address is 3507 24th Parkway Sarasota FL 324235, on or before 11/14/25, and file the original with the clerk of this Court at 2002 Ringling Blvd. Sarasota, FL 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded	in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 10/13/25. KAREN E. RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: Deputy Clerk Oct. 17, 24, 31; Nov. 7, 2025 25-01992S
FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION CASE NO.: 2025 CA 001588 NC BETTY JEANNE FILLON AS TRUSTEE OF THE BF INVESTMENT TRUST, Plaintiff, vs. ESTATE OF CHRISTINA R. BEDENK, UNKNOWN HEIRS OF CHRISTINA R. BEDENK, Defendant. TO: UNKNOWN HEIRS OF CHRISTINA R. BEDENK; 50 HAWTHORNE DR, PAINESVILLE, OH 44077 ESTATE OF CHRISTINA R. BEDENK; 50 HAWTHORNE DR, PAINESVILLE, OH 44077 YOU ARE NOTIFIED that an action to foreclose to the following property in Sarasota County, Florida: LOT 25, BLOCK 2303, 47TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Parcel ID: 1125230325 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul-	la, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 11-17, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED On Oct. 9, 2025. KAREN E. RUSHING CLERK OF THE CIRCUIT COURT (SEAL) By: G. Kopinsky DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Oct. 17, 24, 31; Nov. 7, 2025 25-01978S
FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2024 CC 7508 NC BELLA VILLINO IV CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. SCOTT KIRCHEN; UNKNOWN SPOUSE OF SCOTT KIRCHEN; THOMAS KIRCHEN; UNKNOWN SPOUSE OF THOMAS KIRCHEN; TENANT #1, AS UNKNOWN TENANT IN POSSESSION; and TENANT #2, AS UNKNOWN TENANT IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure as to Count I entered in the above styled Case Number 2024 CC 007508, in the County Court of Sarasota, Florida, that the Clerk of Court for Sarasota County will sell the following real property, in Sarasota County, Florida, described as: Unit 1414, Building B, BELLA VILLINO IV, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2005198471, as thereafter amended, and as per Plat thereof recorded in Condominium Book 38, Page 15, as thereafter amended, of the Public Records Sarasota County, Florida together with an undivided interest in the common elements. With a street address of 4142, Apt. 1414, Central Sarasota Parkway, Sarasota, FL 34238 at public sale, to the highest and best bidder for cash via Internet at: www.sarasota.realforeclose.com at 9:00 a.m. on November 24, 2025. The highest bidder shall immediately post with the Clerk of Court a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE	PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED THIS 9th DAY OF OCTOBER, 2025. /s/ Michelle A. Rowe MICHELLE A. ROWE, ESQUIRE Florida Bar No. 0036605 JOHN PAUL JABRO, ESQUIRE Florida Bar No. 1049661 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 Primary: mrowe@lobeckrowe.com Secondary: jjabro@lobeckrowe.com Tertiary: carrieta@lobeckrowe.com Attorneys for Plaintiff October 17, 24, 2025 25-01982S
FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025 CA 002491 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPL1, Plaintiff, VS. THE ESTATE OF ROBERT J. HOPKINSON, DECEASED; et al., Defendant(s). TO: The Estate of Robert J. Hopkinson, Deceased Last Known Residence: Unknown TO: Joanne Jacobsen Last Known Residence: 656 Azure Road Venice, FL 34293 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in SARASOTA County, Florida: LOTS 2923, 2924 AND 2925, SOUTH VENICE, UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.	IDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before November 17, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated on October 7, 2025. KAREN E RUSHING, CLERK As Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk 1012-4176B Ref# 12812 October 17, 24, 2025 25-01968S
FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024 CA 003402 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF FLORINDA ZAVALA, et al., Defendants. To: UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF FLORINDA ZAVALA LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 152, GREEN MANOR ESTATES, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 8 AND 8A, OF THE	PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before 11-17-2025 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 8 day of October, 2025. KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: G. Kopinsky Deputy Clerk 24-06132-1 October 17, 24, 2025 25-01974S
FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-003682-NC CYMBIDIUM RESTORATION TRUST, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARRE YEAGER, DECEASED, et al., Defendants. NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 17, 2025, and entered in Case No. 2024-CA-003682-NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which CYMBIDIUM RESTORATION TRUST, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARRE YEAGER, DECEASED; THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DIETTE ENGLAND YEAGER A/K/A DIETTE YEAGER, DECEASED; ASHLEY D. CONLEY A/K/A ASHLEY D. YEAGER A/K/A ASHLEY D. ROCKEY; SHANNON JAY YEAGER; HAILEY MARIE YEAGER A/K/A HAILEY MARIE CONLEY; CONNER MCKENZIE YEAGER A/K/A CONNER M. MCKENZIE; ERICA LEAH YEAGER A/K/A ERICA LEAH VELEZ A/K/A ERICA L. RUEHLE; JESSICA LYNN WINGATE; NATHAN JAY YEAGER; KATLYN NICOLE YEAGER; THOMAS MUNFORD	YEAGER; SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Karen E. Rushing, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.sarasota.realforeclose.com in accordance with chapter 45 Florida Statutes, Sarasota County, Florida on November 4, 2025, at 9:00 am, the following described property as set forth in said Final Judgment of Foreclosure: LOT 40, COUNTRY WOOD ESTATES, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 6 AND 6A THRU 6C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PARCEL ID #: 0234080040 PROPERTY ADDRESS: 7940 NORTH LEEWYNN WAY, SARASOTA, FL 34240 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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. /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff October 17, 24, 2025 25-01971S
FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 000897 NC LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JAN K GALBRETH, II, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 19, 2025 in Civil Case No. 2025 CA 000897 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JAN K GALBRETH, II, 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 4th day of November, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 16, Block 1548, THIRTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat	thereof, as recorded in Plat Book 15, Pages 15, 15A through 15F, of the Public Records of Sarasota County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, 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.: 146803 23-07325FL October 17, 24, 2025 25-01972S
FIRST INSERTION	FIRST 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- 3135 VENICE ISLE HOME OWNERS, INC., a Florida Not for Profit Corporation, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID K. GORDON, UNKNOWN SPOUSE OF DAVID K. GORDON, JEFFREY W. GORDON, GLENNA LOU RAMSTEIN and UNKNOWN TENANT(S)/OCCUPANTS(S), Defendants. TO: UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID K. GORDON Last Known Address: 1221 Yawl Way, Venice, FL 34285 YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Sarasota County, Florida: Unit #541, Venice Isle, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease	recorded in Official Records Book 2925, Page 2868 through 2926, inclusive, of the Public Records of Sarasota County, Florida. Together with the mobile home located thereon. Parcel ID #0427011541 Property Address: 1221 Yawl Way, Venice, FL 34285. You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, De Boest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on this 7 day of October, 2025. Karen E. Rushing, Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk October 17, 24, 2025 25-01969S
FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2024-CA-004284 BANK OF AMERICA, N.A., Plaintiff, VS. LAUREN THERESA WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND; ANNE GRAYSON WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND HE; UNKNOWN BENEFICIARIES OF THE JOHN J. WALKER AND HELEN D. WALKER REVOC; ARAC ROOF IT FORWARD LLC; JOHN MATTHEW WALKER; PAUL S. WALKER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 30, 2025 in Civil Case No. 2024 CA 004284, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, BANK OF AMERICA, N.A is the Plaintiff, and LAUREN THERESA WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND; ANNE GRAYSON WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND HE; UNKNOWN BENEFICIARIES OF THE JOHN J. WALKER AND HELEN D. WALKER REVOC; ARAC ROOF IT FORWARD LLC; JOHN MATTHEW WALKER; PAUL S. WALKER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST	THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on November 25, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1, TRACT 1A, CARROLLAND SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLOIRDA. 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 13th day of October, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-1259B October 17, 24, 2025 25-02000S

Choices and Solutions

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don’t show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

Most of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.



STEPS TO FIX ENTITLEMENTS

- Enact a “negative income tax.”
- Wind down Social Security

“““

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

To simplify the discussion, let us use the simpler British term of “personal allowances” to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family’s total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family’s income.

When the family’s earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people’s lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

1. Repeal immediately the payroll tax.
2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds. This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded. These steps would enable most of the present Social Security administrative apparatus to be dismantled at once. The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program including elements of a negative income tax. In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income. These misshapen programs would have made the whole system worse, not better. Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the “Family Assistance Plan.” The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve. As Martin Anderson puts it in an excellent chapter on “The Impossibility of Radical Welfare Reform”: “All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare. “The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more. “The third is the additional cost to the taxpayers. “To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time.”

The conflict arises from the content given to “decent,” to “strong” and to “reasonable,” but especially to “decent.” If a “decent” level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how “strong” and “reasonable” are interpreted. Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.” Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work. The cost would be far less than the cost of the present complex of programs. However, the support level is politically unacceptable today. As Anderson says, “The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more.” Even the \$6,000 “typical” figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost. The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape. So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: “There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time.” However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience. Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington. While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.

SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

THIRD 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
SECOND INSERTION		
NOTICE OF PUBLIC SALE	Allan	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

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](http://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 # 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 # 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 # 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 # 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 # 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 # 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 # 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,

SECOND 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, 2025	25-01953S

THIRD 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

THIRD 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 action 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 service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. 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, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according 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 Petitioner 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 Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 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

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IV18237_V36

ACTIONS / SALES

SECOND 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, 2025		25-01957S

SECOND 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant, 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: ftrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 3087.000327 October 10, 17, 2025		25-01947S

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 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, 2025		25-01956S

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2024 CA 003320 NC DIVISION: A ONSLOW BAY FINANCIAL, LLC, Plaintiff, vs. DEVIN A. ROUFF, et. al., Defendants. NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered on July 31, 2025 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest		
and best bidder for cash on October 29, 2025 at 9:00 A.M., at www.sarasota.realforeclose.com , the following described property: LOT 28, FAIRWAYS AT BENT TREE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 49, PAGES 37, 37A THROUGH 37D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Property Address: 6356 Mighty Eagle Way, Sarasota, FL 34241. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF		

SECOND 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 BIXLER A/K/A MICHELE RENEE BIXLER, et al., Defendant. To: MICHELE BIXLER A/K/A MICHELE RENEE BIXLER, 2490 ENGLEWOOD RD, ENGLEWOOD, FL 34223 UNKNOWN SPOUSE OF MICHELE BIXLER A/K/A MICHELE RENEE 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. 25-12070FL October 10, 17, 2025		
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 25-01945S		

THIRD INSERTION		
NOTICE OF SHERIFF'S SALE IN THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA CASE NO: 2025CA886SC Venice Plaza LTD., et al VS Nomad's Elite Sports Performance, LLC, et al Damon Wilson, and 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,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 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. Property Address: 105 Clemson Rd. Venice, FL 34293 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 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. 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. Dated at Sarasota, Sarasota County, Florida this 29th day of September, 2025. Kurt A. Hoffman, Sheriff Sarasota County, Florida Sgt. E. Alvarez # 2281 Oct. 3, 10, 17, 24, 2025		25-01905S

SECOND INSERTION		
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024 CA 001583 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2022-5, MORTGAGE-BACKED CERTIFICATES, SERIES 2022-5 , Plaintiff, vs. OLEG TKACHUK, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 9, 2025, and entered in Case No. 2024 CA 001583 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2022-5, Mortgage-Backed Certificates, Series 2022-5 , is the Plaintiff and Oleg Tkachuk, Yuliya Tkachuk, Landis Pool Service, Inc., Bern Creek Improvement Association, Inc., are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota.realforeclose.com , Sarasota County, Florida at 9:00am on the November 4, 2025 the following described property as set forth in said Final Judgment of		
Foreclosure: LOT 10, THE RANCHES AT BERN CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGES 24-24D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. A/K/A 1450 BERN CREEK LOOP SARASOTA FL 34240 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 01 day of October 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq. IN/23-005898 October 10, 17, 2025		25-01960S

SECOND INSERTION		
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: October 3, 2025 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwbllaw.com E-mail: kcchurch@qpwbllaw.com Attorney for Plaintiff FL-005829-24 October 10, 17, 2025		25-01943S

SECOND 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 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00135 October 10, 17, 2025		25-01934S

SECOND 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. 2023 CA 005130 NC LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. MICHAEL ROBERT CAVALLO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2025, and entered in 2023 CA 005130 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 MICHAEL ROBERT CAVALLO are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com , at 09:00 AM, on October 29, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 27, CORDES COVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. 2065 CORDES ST, OSPREY, FL		
34229 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 7 day of October, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-091499 - NaC October 10, 17, 2025		25-01958S

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--- ACTIONS / SALES ---			
SECOND INSERTION		SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 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		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. Property Address: 7510 Preservation Drive, Sarasota, Florida 34241 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. 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	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA 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,		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 èd. Tanpri kontakte Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. 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	
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NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY GENERAL CIVIL DIVISION 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		NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case Number: 2025 CC 001384 NC MILUN KONATAR, an individual, Plaintiff, vs. ANNA ACEVES, an individual, Defendant. TO: ANNA ACEVES, an individual ADDRESS UNKNOWN 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	

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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		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	

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Business Observer

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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.

The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

NOW, THEREFORE,

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, 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

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:

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