Public Notices



SARASOTA PAGES 17-28

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

MANATEE PAGES 29-38 CHARLOTTE PAGES 39-44

OCTOBER 24 - OCTOBER 30, 2025

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

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 C4 Welding & Fabrication located at 1049 Endeavor Court in the City of North Venice, Sarasota County, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2025. Gautier Trailers Company 25-02031S

October 24, 2025

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SUNCOAST HOUSE located at: 9695 WEST LAKE COURT in the city of BOCA RATON, FL 33434 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 17th day of October 2025. OWNER:

SUNCOAST HOUSE, LLC 9695 WEST LAKE COURT BOCA RATON, FL 33434 October 24, 2025

25-02029S FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SUNCOAST CLUB AT PRESTANCIA located at: 9695 WEST LAKE COURT in the city of BOCA RATON, FL 33434 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-see, Florida. Dated this 17th day of Oc-

OWNER: SUNCOAST CLUB, LLC 9695 WEST LAKE COURT BOCA RATON, FL 33434

25-02030S October 24, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NextGen Junk Removal located at 7553 Palmer Glen Circle in the City of Sarasota, Sarasota County, FL 34240 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of October, 2025.

NextGen Junk Removal & Demolition 25-02039S

October 24, 2025

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PALMER RANCH CENTER FOR REHABILITATION AND HEALING located at 1777 AVENUE OF THE STATES STE 204 in the City of LAKE-WOOD, Sarasota County, NJ 08701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

PR SNF OPERATIONS LLC

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN that

Big Jim X, LLC intends to sell the

Personal Property described below to

enforce a lien imposed on said property

stored, under the Florida Self Storage

Facility Act statutes (section 83.801-

auction via www.storagetreasures.

com on 11/17/2025 at 10:00am. The

sale may be withdrawn at any time without further notice.

William Schlotthauer - C518 HHG

25-02044S

The sale will occur as an online

Big Jim X, LLC

941-755-7575

/ Personal Items

15107 Garnet Trail

Lakewood Ranch, FL 34211

Dated this 16th day of October, 2025.

business under the fictitious name of Lagunascape located at 3194 Alta Vista St, in the County of Sarasota in the City of Sarasota, Florida 34237 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Sarasota, Florida, this 16th

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

Cherry Tequila located at 1910 LAKE-WOOD RANCH BLVD UNIT 100 in

the City of Sarasota, Sarasota County,

FL 34240 intends to register the said name with the Division of Corporations

of the Department of State, Tallahassee,

Dated this 15th day of October, 2025.

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09,

Florida Statutes
NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in

25-02015S

AZUL MAYA VI, INC.

October 24, 2025

day of October, 2025. Arlen Adriel Cruz Armijo October 24, 2025 25-02014S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE. NOVEMBER 24TH 2025 CERTIFIED FLEET OF SARASOTA LLC 7501 15TH ST EAST SARASOTA FL 34243 (941) 531-5151 MV114218 2018 ISU 54DC4W-1BXJS800892 \$6,580.48.THE PRO'S AUTOMOTIVE REPAIR SHOP 203 E TOWNSEND ST WAUCHULA FL 33873 (863) 773 9977 MV41690 2015 KIA 5XXGN4A70FG439256 \$7,150.35 October 24, 2025 25-02040S

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 ALL-BRANDS WINDOW SERVICE & GLASS located at 115 MORSE COURT in the City of NORTH VENICE, Sarasota County, FL 34275 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 15th day of October, 2025. ABW 941, LLC Travis Jansen, Ambr

October 24, 2025 25-02016S

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of MARCO ANTONIO GUTIERREZ SAYAGUA and VIRIDIANA AGUILAR HERNANDEZ will, on November 5, 2025, at 10:00 a.m., at 2172 Buffalo Street, Lot #80, Sarasota, Sarasota County, Florida 34237; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section

 $1965\,\mathrm{TITA}\,\mathrm{MOBILE}\,\mathrm{HOME, VIN:}\,1151102257,\mathrm{TITLE}\,\mathrm{NO.:}\,0002105850$ and all other personal property located therein

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has

received Environmental Resource permit application number 9266188 from Willow

Pond Investments, LC, 19840 Cobblestone Circle, Venice, FL 34292, Application re-

ceived: September 19, 2025. Proposed activity: Indoor Recreation Building. Project

name: Jackson Road Facility Expansion. Project size: 8.02 Ac. Location: Section(s)

12, Township 39 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 Man-

agement 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 dis-

ability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476,

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#32004-206) October 24, 31, 2025

25-02035S

October 24, 31, 2025 FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO

Dated this 17th day of October 2025.

SUNCOAST EAST, LLC 9695 WEST LAKE COURT BOCA RATON, FL 33434

NOTICE OF ACTION RE: CALINI BEACH CLUB ASSOCIATION, INC

SARASOTA County, Florida Non-Judicial Timeshare foreclosure TO: Unit Owner(s)

Last Known Address Unit Week(s) Amount due: Carol Breton 866 East Third Street Englewood, FL 34223 106/18 \$1,676.71 Christine C Corrieri 11542 Leiden Lane Midlothan, VA 23112 305/46; 305/47 \$4,849.09 James A Cutilo 36 Plymouth Road Paterson, NJ 07502

203/02 Maureen H McGuire $112~\mathrm{SW}$ 9th Street Boynton Beach, FL 33426 201/33 \$2,761.77 Patricia Oleson 1600 N Street Longwood, FL 32750

\$4,048.61 Shedrick Vaughn Dykes & Lisa Dawn

13321 Swiftwater Way Lakewood Ranch, FL 34211

\$4,040.59

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in SARASOTA County, Florida,

Unit Numbers and Week Numbers (as set forth above) in CALINI BEACH CLUB, A Condominium, according to the thereof, recorded in Official Records Book 1537, Page 1710, of the Public Records of Sarasota County, Florida and all amendments thereto, together with an undivided share in the common elements appurtenant thereto.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter. you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire TRUSTEE FOR CALINI BEACH CLUB ASSOCIATION, INC 201 Fletcher Avenue, Second Floor

Sarasota, FL 34237 within 30 days of the first date of

publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of vour timeshare interest are insufficient to offset the amounts secured by the

Dated this 16th day of OCTOBER,

Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE for CALINI BEACH CLUB ASSOCIATION, INC

SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in busines under fictitious name of SUNCOAST EAST located at: 9695 WEST LAKE COURT in the city of BOCA RATON, FL 33434 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

October 24, 2025 FIRST INSERTION

FIRST INSERTION

RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Rustic Oaks Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 1:30 p.m., at the Springhill Suites Sarasota Bradenton, 1020 University Parkway, Sarasota, Florida 34243 on the following dates:

November 17, 2025 December 15, 2025 March 16, 2026 April 20, 2026 May 18, 2026 June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026

TDD only 1(800)231-6103.

October 24, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours or by visiting the District's website, https://rusticoakscdd.net/

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/2025 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed belo

Unit 2105 Shyra Follette Unit 4032 Kyandre Jackson Unit 2209 Brenda Biagioni

Tools, Bike Wheels Scooters, Car Batteries, Appliances Boxes, Electronics, Furniture Artwork, Boxes, Furniture, Totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 893-1782.

October 24, 31, 2025 25-02017S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Big Jim X, LLC 15107 Garnet Trail

Lakewood Ranch, FL 34211

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

The sale will occur as an online auction via www.storagetreasures.com on 11/17/2025 at 10:00am. The sale may be withdrawn at any time without further

William Schlotthauer - C333 HHG / Personal Items

October 24, 31, 2025

25-02043S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY,

FLORIDA PROBATE DIVISION File No. 2025 CP 004616 NC IN RE: ESTATE OF DELORES JANE DAVIS

Deceased. The administration of the estate of Delores Jane Davis, deceased, whose date of death was January 23, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street,

tative 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

Sarasota, Florida 34237. The names

and addresses of the personal represen-

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN

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

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

notice is October 24, 2025.

Personal Representative: /s/ Stephen E Reuck Stephen E Reuck 2123 Willow Hill Lane Clayton, North Carolina 27520

Attorney for Personal Representative : /s/ Bradley J Busbin Bradley J. Busbin Email Address: brad@busbinlaw.com Florida Bar No. 127504 Busbin Law Firm, P.A. $2295~\mathrm{S}$ Hiawassee Rd, Ste 207Orlando, Florida 32835 October 24, 31, 2025 25-02026S

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 004454 NC LAKEVIEW LOAN SERVICING, Plaintiff, vs.

CHRISTOPHER WALKER STERNS AND DEBRA ANN STERNS, et. al. Defendant(s).

CHRISTOPHER STERNS, DEBRA ANN STERNS, $\,$ whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 33, BLOCK 1112, TWEN-TY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before November 24, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 15 day of October, 2025.

KAREN E. RUSHING CLERK OF THE CIRCUIT COURT (SEAL) BY: GLEN KOPINSKY DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-328484

October 24, 31, 2025

Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication SARASOTA COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY. FLORIDA PROBATE DIVISION File No. 2025 CP 4789 SC IN RE: ESTATE OF SYLVESTER A. VASSALLO Deceased.

The administration of the estate of SYLVESTER A. VASSALLO, deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no 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 24, 2025.

Personal Representative: MARY DIANE VASSALLO 20611 Pezzana Drive

Venice, Florida 34292 Attorney for Personal Representative: JOHN FERRARI, JR., Attorney Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 $\hbox{E-Mail: johnf@elderlegalfl.com}$ Secondary E-Mail: pollyb@elderlegalfl.com October 24, 31, 2025 25-02025S

FIRST INSERTION

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

CASE NO.: 2025 CP 001757 NC IN RE: ESTATE OF DANIEL C. BATES, Deceased.

The administration of the estate of Daniel C. Bates, deceased, whose date of death was December 4, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this

notice is October 24, 2025. Personal Representative:

Cristal Cole 6735 54th Avenue N, Lot #19 St. Petersburg, Florida 33709 Attorney for Personal Representative: /s/ Ashton C. Malkin Ashton C. Malkin, Esq. Florida Bar No.: 1030776 ELLIS LAW GROUP, P.L. Attorneys for Personal Representative 4755 Technology Way, Suite 205 Boca Raton, FL 33431 Telephone: (561) 910-7500 Fax: (561) 910-7501 E-Mail: ashton@ellis-law.com Secondary: Service@ellis-law.com October 24, 31, 2025 25-02047S

FIRST INSERTION

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

PROBATE DIVISION File No. 2025CP003960 SC Division Probate IN RE: ESTATE OF PATRICIA A. FREY Deceased.

The administration of the estate of Patricia A. Frey, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, 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 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,

unless a written demand is made by a must be filed with the clerk.

mands against decedent's estate must file their claims with this court WITH-

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

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

Personal Representative: Anthony G. Mowry

Venice, Florida 34293 Attorney for Personal Representative: Anthony G. Mowry, Attorney Florida Bar Number: 107374 Berg, Brewer, Kessler, & Mowry, PLLC 1872 Tamiami Trail S., Suite D Venice, FL 34293 Telephone: (941) 493-0871 Fax: (941) 201-1601 E-Mail: Tony@bkmpllc.com Secondary E-Mail:

PUBLISH YOUR LEGAL NOTICE

legal@businessobserverfl.com

Florida Statutes, applies, or may apply, creditor as specified under s. 732.2211, Florida Statutes. The written demand

All other creditors of the decedent and other persons having claims or de-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

BARRED.

The date of first publication of this notice is October 24, 2025.

1872 Tamiami Trail S., Suite D

Elizabeth@bkmpllc.com October 24, 31, 2025 25-02019S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No.: 2025CP004779

IN RE: ESTATE OF TODD PHILLIP ROBILLARD Deceased.

The administration of the estate of Todd Phillip Robillard, deceased, whose date of death was August 30, 2025, is pending in the Circuit Court of 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 their attorney is 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

FIRST INSERTION

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

PROBATE DIVISION File Number: 2025 CP 004800 NC IN RE: ESTATE OF STARLA K. JACKSON

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

The administration of the estate of STARLA K. JACKSON, deceased, File Number 2025 CP 004800 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Karen E. Rushing Sarasota County Clerk of the Circuit Court and County Comptroller, P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the personal representative and the personal representative's attorney are set forth below.
ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their

claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is October 24, 2025.

Personal Representative: Margaret Artman 6051 Brown Lane

Sarasota, FL 34232 Attorney for Personal Representative: Laurie B. Sams, Esq. Florida Bar #136001 3859 Bee Ridge Road, #202 Sarasota, Florida 34233 (941) 923-1685 Primary E-mail: lauriesams@comcast.net October 24, 31, 2025

25-02051S

FIRST INSERTION

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

SARASOTA -STATE OF FLORIDA PROBATE DIVISION File No.: 2025-CP-003257-NC IN RE: ESTATE OF NANCY A. MAREK Deceased.

The administration of the Estate of NANCY A. MAREK, deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Sarasota County Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, FL 34237, under File No.: 2025-CP-003257-NC. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on October

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR WITHIN THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE $FOR EVER\ BARRED.$

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732,216-732.228, Florida Statutes, applies or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statute.

Dated: October 21, 2025 John E. Wickman /s/ John E. Wickman, Personal Representative **c/o Paul J. Bupivi, Esq** 330 S. Pineapple Avenue, Suite 110 Sarasota, Florida 34236

Tel.: (941) 404-6360 Paul J. Bupivi /s/ Paul J. Bupivi, Esq. (FL Bar #94635) Attorney for the Personal Representative 330 S. Pineapple Avenue, Suite 110 Sarasota, Florida 34236

Tel.: (941) 404-6360 Email: paul@bupivilaw.com October 24, 31, 2025 25-02048S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA PROBATE DIVISION File No. 2025 CP 004688 **Division Probate** IN RE: ESTATE OF ROBERT W. KNEELAND, Deceased.

The administration of the estate of Robert W. Kneeland, deceased, whose date of death was March 22, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is October 24, 2025. Personal Representative: Linda S. Kneeland

c/o TODD D. KAPLAN, ESQ. E-Mail Addresses: tkaplan@icardmerrill.com cburke@icardmerrill.com

Florida Bar No. 0613371 Icard Merrill Cullis Timm Furen & Ginsburg, PA 8470 Enterprise Cir., Ste. 201

Lakewood Ranch, FL 34202 Telephone: (941) 907-0006 Attorney for Personal Representative: TODD D. KAPLAN, ESQ. E-Mail Addresses: tkaplan@icardmerrill.com cburke@icardmerrill.com Florida Bar No. 0613371 Icard Merrill Cullis Timm Furen & Ginsburg, PA 8470 Enterprise Cir., Ste. 201 Lakewood Ranch, FL 34202 Telephone: (941) 907-0006

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

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

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

FIRST INSERTION

OCTOBER 24 - OCTOBER 30, 2025

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

IN RE: ESTATE OF JOHN PIERCE POTYE, Deceased.

JOHN PIERCE POTYE, deceased, whose date of death was September 5. 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All other creditors of the decedent

SARASOTA, FL 34236 Telephone: (941) 365-7171 By: FOREST T. SUTTON, ESQ.

Florida Bar No. 1026061 Fsutton@smrl.com 25-02036S October 24, 31, 2025

DATE OF DEATH IS BARRED. The date of first publication of this notice is October 24, 2025.

Personal Representative SYPRETT MESHAD, P.A.

1900 RINGLING BLVD.

Scott Robillard,

Attorneys for Personal Representative

PROBATE DIVISION File No. 2025-CP-004883-NC

The administration of the estate of

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

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

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 24, 2025. Petitioner:

HARRIET SALZARULO POTYE C/O TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD, STE 202A

SARASOTA, FL 34237 Attorney for Petitioner: TIMOTHY W. GENSMER, ESQ. TIMOTHY W. GENSMER, P.A. $2831 \ RINGLING \ BLVD, STE \ 202A$ SARASOTA, FL 34237 Telephone: 941-952-9377 Florida Bar No. 586242 $tim@timgensmer.com\ Email$ 25-02041S October 24, 31, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY,

FLORIDA PROBATE DIVISION File No.: 2025 CP 004339 NC Division: WILLIAMS IN RE: ESTATE OF LEE M. JENKINS. Deceased.

The administration of the Ancillary Estate of LEE M. JENKINS, deceased, whose date of death was January 26, 2025, is pending in the in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237, file number 2025 CP 004339 NC, Division WILLIAMS. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's Ancillary Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICA-

TION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

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

PROBATE CODE WILL BE FOREV-

DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless written demand is made by a creditor as

specified under Section 732.2211. The date of first publication of this notice is October 24, 2025.

Ancillary Personal Representative: STEPHEN M. JENKINS 3712 Mona Kai Blvd Norton Shores, Michigan 49444

Attorney for Ancillary Personal Representative: ERIC H. LIGHT Florida Bar No. 0446769 Eric H. Light, P.A. $621~\mathrm{NW}~53\mathrm{rd}$ Street, Suite 125Boca Raton, Florida 33487 Telephone: (561) 226-4622 Fax: (561) 948-2683 Email: ELight@EricLightLaw.comOctober 24, 31, 2025 25-02042S

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

File No. 2025-CP-004381-NC **Division Probate** IN RE: ESTATE OF CARMEN LORRAINE VISHNESKY a/k/a CARMEN L. VISHNESKY

Deceased.

The administration of the estate of CARMEN LORRAINE VISHNESKY a/k/a CARMEN L. VISHNESKY, deceased, whose date of death was on or about February 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

ALL CLAIMS NOT FILED WITHIN 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 24, 2025.

Personal Representative: JENIFER S. SCHEMBRI c/o Jenna Kyle Meltzer, Esquire Blalock Walters, P.A. 802 11th Street West

Bradenton, Florida 34205-7734 Attorney for Personal Representative: JENNA KYLE MELTZER Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748.0100 Fax: (941) 745.2093 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: mhuckle@blalockwalters.com Alternate Secondary E-Mail: mchapman@blalockwalters.com October 24, 31, 2025 25-02052S

--- ACTIONS / SALES ---

SARASOTA COUNTY

FIRST INSERTION

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

CASE NO. 2024 CA 004265 NC WILKINSON WOODS CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff v.

FLORIDA

DIANE Q. HICKS; and UNKNOWN OCCUPANT(S), as unknown occupant(s) in Defendants.

Notice is hereby given pursuant to the Order Rescheduling Foreclosure Sale entered by this Court on October 20, 2025 in the above-styled Case Number 2024 CA 004265 NC in the Circuit Court of SARASOTA, Florida, that the Clerk of Court shall sell the following property, in SARASOTA County, Flor-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY,

FLORIDA CASE NO.: 2025 CA 4266 SC

YHMD ENTERPRISE, LLC,

JALOSZYNSKI or UNKNOWN

Defendants.TO: ESTATE OF STANLEY A. JALO-

UNKNOWN HEIRS OF STANLEY A.

YOU ARE NOTIFIED that an action

to quiet title on the following property

ESTATE OF STANLEY A.

HEIRS OF STANLEY A.

JALOSZYNSKI,

641 CABANA ROAD

641 CABANA ROAD

VENICE, FL 34293

VENICE, FL 34293

JALOSZYNSKI

Plaintiff, v.

SZYNSKI

ida, described as:

Unit 58, WILKINSON WOODS, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1369, Page 835-895, and amendments thereto, and as per plat thereof, recorded in Condominium book 14, Page 19, 19A & 19B, and amendments thereto of the Public Records of Sarasota County, Florida.

Property address of: 3407 Wilkinson Woods Drive, #58, Sarasota, FL 34231 at public sale, to the highest and best bidder for cash, at www.sarasota. realforeclose.com, at 9:00 A.M. on NOVEMBER 25, 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 5:00 p.m. of the day of the sale by cash or cashier's check

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

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

By: /S/ Thomas A. Marino II Thomas A. Marino II, Esquire October 24, 31, 2025

payment must be made on or before FIRST INSERTION

in Sarasota County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BE-ING IN SARASOTA COUNTY, FLOR-IDA. TO WIT:

LOT 6 BLK 2573 51ST ADD TO PORT CHARLOTTE.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 2000 Main St, Sarasota, Florida 34237 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

If you are a person with a disabil-

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

DATED this 14 day of October, 2025. KAREN E RUSHING, CLERK Clerk of the Circuit Court (SEAL) By: G. Kopinsky As Deputy Clerk

Oct. 24, 31; Nov. 7, 14, 2025

25-02021S

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2023 CA 006899 NC

WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR THE SG ALTERNATIVE TRUST 2022-RTL2. Plaintiff, vs.

BLUE INTERNATIONAL GROUP, LLC; LUCRECIA M. DELMONTE A/K/A LUCRECIA DELMONTE: 749 SIESTA HOLDINGS INC.; FTF LENDING, LLC; CITY OF SARASOTA, FLORIDA,

Defendant(s).NOTICE OF SALE IS HEREBY GIV-EN pursuant to the order of Uniform Final Judgment of Foreclosure dated February 12, 2024, and entered in Case No. 2023 CA 006899 NC of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein Wilmington Savings Fund Society, FSB as Trustee for the SG Alternative Trust 2022-RTL2, is Plaintiff and Blue International Group, LLC; Lucrecia M. Delmonte A/K/A Lucrecia Delmonte; 749 Siesta Holdings Inc.; FTF Lending, LLC; City Of Sarasota, Florida, 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:

LOTS 224 AND 225, BAY IS-LAND, AS PER PLAT THERE-RECORDED IN PLAT BOOK 2, PAGES 171, 172, AND 173, PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-

Property Address: 749 Siesta Drive, Sarasota, Florida 34242 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

Any person claiming an interest in the surplus funds from the sale, if any,

other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

or voice impaired, call 711. McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400

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 004739 NC CASCADE FUNDING MORTGAGE TRUST AB1,

THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TAD A. GRIGGS, DECEASED, et. al.

TO: THE UNKNOWN HEIRS BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF TAD A. GRIGGS, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property:
A PARCEL OF LAND IN THE S1/2 OF THE S1/2 OF SW1/4 OF SECTION 33, TOWNSHIP 40S. RANGE 20E, SARA-GOTA COUNTY, FLORIDA, AS SHOWN ON A SURVEY DRAWING BY A.B. BROWN ENTITLED PROPERTY OF GLENN GRIGGS (ORDER #563B & SCALE = 1" 200') SAID PARCEL BEING MORE SPE-CIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE

CORNER OF SAID SECTION 33, BEAR N 01° 56' 40" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°56' 40" E, A DISTANCE OF 687.58 FEET; THENCE N 89° 23' 32" E, A DISTANCE OF 562.62 FEET; THENCE S 00° 35' 30" W, A DISTANCE OF 687.65 FEET TO THE INTERSECTION THEREOF WITH THE NORTH R/W OF SEAHORSE LANE; THENCE S 89° 30' W ALONG SAID NO. R/W AND AN EXTENSION OF SAID NO. R/W A DISTANCE OF 578.82FEET TO THE POINT OF BE-GINNING.

LESS A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 33, TOWN-SHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SECTION 33; THENCE ON AN ASSUMED BEARING OF S 89 DEG. 30' W ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SEC-TION 33, A DISTANCE OF 2,680.03 FEET TO THE SW CORNER OF SAID SECTION 33; THENCE N 01 DEG. 54' 16" E. A DISTANCE OF 504.58 FEET TO THE POINT OF BE-GINNING OF THIS DESCRIP-TION: THENCE CONTINUE N 01 DEG. 54' 16" E, A DISTANCE OF 232.0 FEET; THENCE N 89 DEG. 30' E AND PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SEC-TION 33, A DISTANCE OF 188.0 FEET; THENCE S 01 DEG. 54' 16" W, A DISTANCE OF 232.0 FEET; THENCE S 89 DEG. 30' W, PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 33,

CONTAINING 1.00 ACRE.

SUBJECT TO AN EASEMENT EGRESS OVER THE EXIST-FROM THE SUBJECT PROP-LANE. SAID EASEMENT MAY BE LOCATED OR RELOCAT ED AT THE DISCRETION OF THE GRANTORS. MAINTE-SHALL BE SHARED EQUAL-LY BETWEEN GRANTORS

AND GRANTEE. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before Nov. 24, 2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

or voice impaired, call 711. WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 17 day of October, 2025.

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

Email: FLpleadings@mwc-law.com File No: 23-400083

October 24, 31, 2025 25-02049S

A DISTANCE OF 188.00 FEET TO THE POINT OF BEGIN-

FOR ACCESS, INGRESS AND ING DIRT ROAD RUNNING ERTY SOUTH TO SEA HORSE NANCE OF SAID EASEMENT

KAREN E. RUSHING CLERK OF THE CIRCUIT COURT BY: GLEN KOPINSKY DEPUTY CLERK

25-321726 October 24, 31, 2025 25-02037S

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12th JUDICAL CIRCUIT, IN AND FOR SARASOTA, FLORIDA.

CASE No. 2023 CA 000250 NC PHH MORTGAGE CORPORATION, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONNA A. MIGLIORI. DECEASED, et al., **Defendants**

TO: UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE JAMES JOSEPH NYERS, JR., AS PO-TENTIAL HEIR OF THE ESTATE OF DONNA A. MIGLIORI, DECEASED 6232 CARLTON AVE.

SARASOTA, FL 34231

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 56, DENHAM ACRES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 8, PAGE 52 OF THE PUBLIC RE-CORDS OF SARASOTA COUN-TY, FLORIDA.

has been filed against you, and you are

required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP. Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before November 24, 2025; otherwise a default and 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 this 16 day of October 2025

> Karen E Rushing As Clerk of said Court (SEAL) By: G. Kopinsky As Deputy Clerk

Prepared by: Greenspoon Marder, LLP (954) 491-1120 gmforeclosure@gmlaw.com (22-000665-01) October 24, 31, 2025 25-02038S

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2025 CA 001220 NC Gitsit Solutions, LLC f/k/a Kondaur Capital Corporation, Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 CA 001220 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Gitsit Solutions, LLC f/k/a Kondaur Capital Corporation is the Plaintiff and Shane B. Karl a/k/a Shane Karl; Barbara C. Aguiar a/k/a Barbara M. Aguiar a/k/a Barbara C. Karl a/k/a Barbara Karl: PCA Acquisitions V LLC; Keybank, N.A. a/k/a Key Bank, N.A.; First Horizon Bank f/k/a

First Tennessee Bank National Association, successor by merger to First Horizon Home Loan Corporation; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota. realforeclose.com, beginning at 09:00 AM on the 2nd day of December, 2025. the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 402, 10TH ADDITION TO PORT CHAR-LOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 22, 22A THROUGH 22M, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. TAX ID: 0979040218

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 21st 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 # 25-F00307 October 24, 31, 2025 25-02050S

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 CIRCUIT CIVIL DIVISION

CASE NO.: 2023 CA 007680 NC GITSIT SOLUTIONS LLC, Plaintiff, v. 40 STARR LN LLC, A RHODE ISLAND LIMITED LIABILITY

COMPANY, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated September 11, 2024, and an Amended Order Granting Plaintiff's Motion to

Vacate Foreclosure Sale, Certificate of Sale, Certificate of Title and Reset Foreclosure Sale dated October 20, 2025. issued in and for Sarasota County, Florida, in Case No. 2023 CA 007680 NC, wherein GITSIT SOLUTIONS LLC is the Plaintiff, and 40 STARR LN LLC, A RHODE ISLAND LIMITED LIABIL-ITY COMPANY, ASHTON LAKES NO. CONDOMINIUM ASSOCIATION, INC. and ASHTON LAKES COMMU-NITY ASSOCIATION, INC. are the

The Clerk of the Court, KAREN RUSHING, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 25, 2025, at electronic sale beginning at 9:00 AM, at www. sarasota.realforeclose.com following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit: UNIT 5501 OF ASHTON LAKES

NO.8, A CONDOMINIUM AC-CORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2569, PAGE(S) 2644 OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Property Address: 5501 Ashton Way #5501, Sarasota, FL 34231

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: This 21st day of October, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529

E-Mail: Matthew@HowardLaw.com

25-02045S

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA. CIVIL DIVISION CASE NO.

582025CA003484XXXANC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.
DEBE MICHELLE CALHOUN

A/K/A DEBE M. CALHOUN; TRUIST BANK F/K/A BRANCH BANKKING AND TRUST COMPANY; UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).
TO: DEBE MICHELLE CALHOUN A/K/A DEBE M. CALHOUN Last Known Address 3098 PINECREST ST SARASOTA, FL 34239 Current Residence is Unknown

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

LOT 8, BLOCK 134, SOUTH GATE UNIT NO. 30 SUBDIVI-SION, ACCORDING TO THE MAP OR PLAT THEREOF. RECORDED IN PLAT BOOK 10, PAGE(S) 79, PUBLIC RECORDS OF SARASOTA COUN-TY, FLORIDA.

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

North Sarasota County (case num-

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

florida bar.org/public/lrs/.South Sarasota County (case numbers ending in SC):

October 24, 31, 2025

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

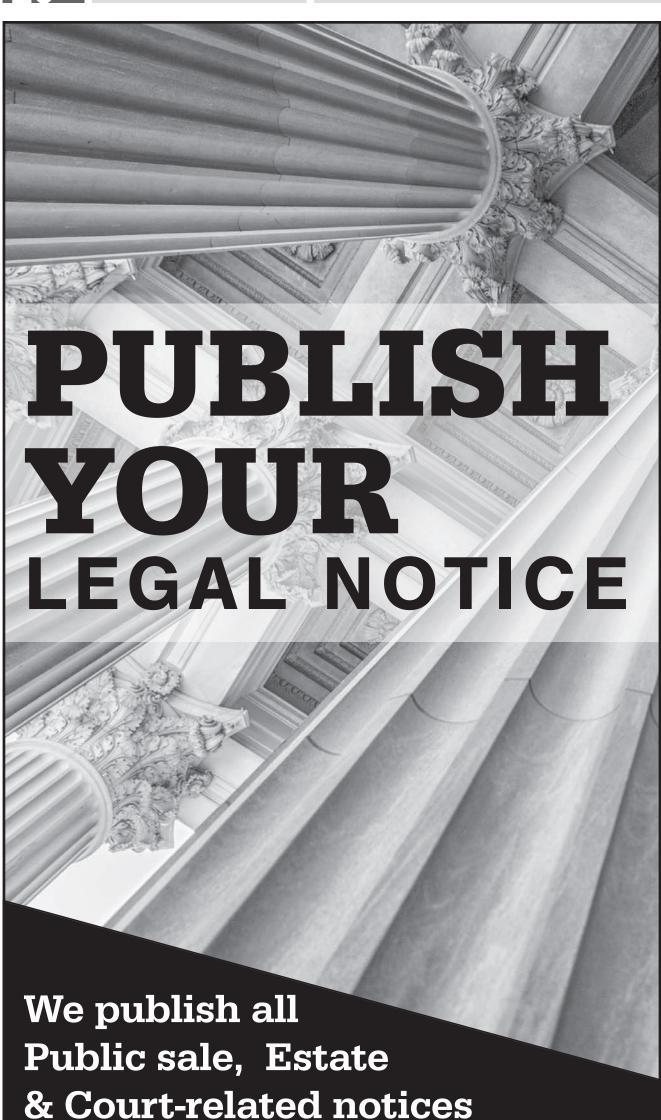
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least 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 15, 2025.

KAREN E RUSHING, CLERK As Clerk of the Court BY: G. Kopinsky As Deputy Clerk

1496-217033 / ME2

October 24, 31, 2025 25-02022S



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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No: 2025-CA-004196-NC Agency Case No.: 25-034291 IN RE: THE FORFEITURE OF: 2017 Silver Lexus RX350, 4dr. SUV VIN: 2T2ZZMCA4HC063107

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST THE PROPERTY HEREIN DESCRIBED:
YOU ARE NOTIFIED that an ac-

tion pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER, on the following property in Sarasota County, Florida: 2017 Silver Lexus RX350, 4dr. SUV, VIN: 2T2ZZMCA4HC063107, and you are required to serve a copy of your written defenses to it, if any, on Joseph J. Polzak, Esq., PETITIONER'S attorney, whose address is P.O. Box 1000, Sarasota, FL 34236, on or before the 24 day of No vember 2025, and file the original with the Clerk of this Court either before Service on PETITIONER'S attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

hearing or voice impaired, call 711. Dated October 14, 2025

KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT-SARASOTA P.O. Box 3079 Sarasota, Florida 34230 (SEAL) By G. Kopinsky

Deputy Clerk October 24, 31, 2025 25-02020S

SUBSEQUENT INSERTIONS

--- ACTION / PUBLIC SALE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 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

THIRD INSERTION

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,

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 1800 Second Street, Suite 854, Sarasota, Florida 34236, on or before thirty (30) days after the first publication of this Notice of Action, and to file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

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 3, 2025

KAREN E. RUSHING (SEAL) Clerk of the Circuit Court By G. KopinskyAs Deputy Clerk

NICK RÖKNICH, III, ESQ. Florida Bar Number: 501573 NICK ROKNICH, IV, ESQ. Florida Bar Number: 1028324 Plaintiff's Attorneys ROKNICH LAW FIRM, P.A. 1800 Second Street, Suite 854 Sarasota, Florida 34236 Oct. 10, 17, 24, 31, 2025

25-01946S



Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

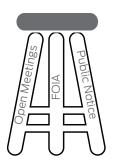
To publish your legal notice Email: legal@businessobserverfl.com



Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency





OCTOBER 24 - OCTOBER 30, 2025



VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

> Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and

Land and Water Use

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes

Tax Districts



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists.

Tax Deed Sales

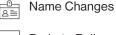


Government Property Sales



Permit and License Applications

Mortgage Foreclosures



Probate Rulings



Divorces and Adoptions



Orders to Appear

Stay Informed, It's Your Right to Know.

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





Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



Significant numbers of people in rural areas still lack highspeed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



ypes Of Public Notices

Citizen Participation Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



Creation of Special



Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property,
Banks or Governments Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales



Government Property

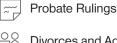


Permit and License **Applications**

Mortgage Foreclosures



Name Changes



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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



ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



202 3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Land and Water Use

Creation of Special Tax Districts

School District Reports

Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

Government Property

Permit and License Applications

Court Notices

Mortgage Foreclosures

Probate Rulings

Name Changes

Divorces and Adoptions

Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

5005 Englewood Road, Venice, FL 34293 Date: 11/06/2025 Time: 10.30am

Rosalie Kay Household Goods

19430 Times Circle

Venice ,FL 34292

Kevin Stallings

October 17, 24, 2025

October 17, 24, 2025

11/06/2025 @ 11am

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

25-01962S October 17, 24, 2025

SECOND INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 3265 University Parkway Sarasota, Fl 34243

Phone Number 941-780-7708 Time of sale 11/06/2025 10:00am Heather Artis- Furniture and boxes Alessandro Campos- handyman tools The auction will be listed and adver-

tised 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 pos-

session of the personal property. October 17, 24, 2025 25-01965S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

The auction will be listed and advertised on www.storagetreasures.com. Purchas-

es must be made with cash only and paid at the above referenced facility in order to

complete the transaction. Extra Space Storage may refuse any bid and may rescind

any purchase up until the winning bidder takes possession of the personal property

SECOND INSERTION

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 cancella-

tion in the event of settlement between owner and obligated party.

belonging to those individuals listed below at the location indicated:

storing a car and meets vehicle requirements

NOTICE OF PUBLIC SALE

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

2255 N. Washington Blvd. Sarasota, FL. 34234 Auction 11/06/2025 at 10:00 AM Bernadette Darabseh

Household Items Susan Peterson

totes, bags, furniture and clothes Bobbie Joslin

Tyson Parks

Rebecca Devries- Mitchell

Chris Taylor HOUSEHOLD AND CLOTHING The auction will be listed and adver-

Purchases must be made with cash only and paid at the above referenced session of the personal property.

SECOND INSERTION NOTICE OF PUBLIC SALE

SARASOTA COUNTY

--- ESTATE / PUBLIC SALES ---

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

SECOND INSERTION

low at the location indicated:

Household items, personal items,

End tables, totes, headboard, footboard, chairs

Stuffed Toys

Furniture and boxes

tised on www.storagetreasures.com

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 pos-October 17, 24, 2025 25-01979S

SECOND INSERTION

25-01967S

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

J. MARKS, The name and address of the petitioners attorney and registered agent are set forth below. All creditors of the decedent and oth-

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 Octo ber 17, 2025.

DATED this 15th day of October, /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

SECOND INSERTION

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

 $CASE\,NO.\,2025\,CA\,001367\,SC$ 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 Defendants.

Notice is hereby given pursuant to the Final Summary Judgment of Foreclosure entered on October 9, 2025 in the above-styled Case Number 2025CA 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:

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 www.caracota 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.

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

Dated this 10th day of October, 2025. By: /s/ Michael W. Cochran Michael W. Cochran, Esq. October 17, 24, 2025 25-01997S

SECOND 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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732,216-732,228. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is 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@dunkinshirlev.com October 17, 24, 2025 25-02012S

SECOND INSERTION

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

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

19430 Times Circle Venice, Fl 34292 11/26/2025 @ 11AM Kevin Stallings storing a car and meets vehicle re-

quirements

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

VENICE PLAZA LTD

PERFORMANCE, LLC

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 per-

formance, LLC, et al, Defendants, being

case number 2025CA000886SC, in

said Court, I, Kurt A. Hoffman, as Sher-

iff of Sarasota County, Florida, have levied upon all the right, title and interest

DAMON WILSON &

NOMAD'S ELITE

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

997 Center Road Venice, Fl. 34292, 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

SECOND INSERTION

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

3000 S Tamiami Trl Venice, FL 34293 on 11/06/2025 at 10:00am

Jon Marston Household goods, kitchen

the personal property.

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

October 17, 24, 2025 25-01986S

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE of the Defendants, Damon Wilson and IN THE CIRCUIT COURT OF Lisa Michelle Wilson, in and to the fol-SARASOTA COUNTY, FLORIDA lowing described real property, to-wit: CASE NO.: 2025CA000886SC 520 Orange Blossom Lane, No-

komis, 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

FOURTH 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

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 satisfac-tion of the above-described execution as prescribed by F.S.S. 56.27.

abilities 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.

In accordance with the Americans

with Disabilities Act, persons with dis-

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

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN

Michelle Wilson, in and to the following

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-

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

Revocable Trust u/a/d June 13, 2012,

DANE G. FORST, and AILEEN J.

FORST and DANE G. FORST, as

Co-trustees of The Forst Family

 ${\bf CORPORATION, MORTGAGE}$

ELECTRONIC REGISTRATION

INTERESTS BY, THROUGH,

SYSTEMS, INC., AND ALL UNKNOWN PARTIES CLAIMING

UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION.

OR HAVING OR CLAIMING TO

HAVE ANY RIGHT TITLE, OR

INTEREST IN THE PROPERTY.

TO: ALL UNKNOWN PARTIES

THROUGH, UNDER OR AGAINST

A NAMED DEFENDANT TO THIS

INTERESTS

LOAN, OR MORTGAGE

DESCRIBED HEREIN,

Defendants.

CLAIMING

HOMEBANC MORTGAGE

AILEEN J. FORST,

Plaintiff, v.

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 Description: 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 Truist checking account; a vehicle and the loan related thereto; a Truist 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

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

Oct. 3, 10, 17, 24, 2025

Deputy Clerk 25-01872S

FOURTH INSERTION

ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT TITLE, OR INTEREST IN THE PROPERTY. LOAN, OR MORTGAGE DESCRIBED

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. Eisemann, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida

34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint. If you are a person with a disability

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

WITNESS my hand and seal of this Court on this 25 day of September, KAREN E. RUSHING

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

Oct. 3, 10, 17, 24, 2025 25-01889S

--- ESTATE ---

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

The personal representative has no

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

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

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

The date of first publication of this Notice is 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, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004154 NC

Division: Probate IN RE: ESTATE OF JEROME ROTHSTEIN Deceased.

The administration of the estate of Jerome Rothstein, deceased, whose date of death was March 23, 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 CP 004601 SC

IN RE: ESTATE OF

WALTHER RUSSELL

LEUSCHNER, A/K/A WALTER

RUSSELL LEUSCHNER, A/K/A WALTHER R. LEUSCHNER

Deceased.

The administration of the estate of WALTHER RUSSELL LEUSCHNER,

A/K/A WALTER RUSSELL LEUS-

CHNER, A/K/A WALTHER R. LEUS-

CHNER, deceased, whose date of death

was August 2, 2025, is pending in the

Circuit Court for SARASOTA County, Florida, Probate Division, the address

of which is 4004 S. Tamiami Trail,

Venice, FL 34293. The names and ad-

dresses of the personal representative

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

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

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

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

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

Personal Representative: Sonya Rothstein c/o PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C

Sarasota, FL 34236 Attorney for Personal Representative: David W. Payne, Esq. Florida Bar Number: 0958530

PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Telephone: (941) 487-2800 Fax: (941) 487-2801 E-Mail: dpayne@lawnav.com Secondary E-Mail:

kcarter@lawnav.com October 17, 24, 2025

25-02009S

SECOND INSERTION

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

FLORID PROBATE DIVISION File No. 2025-CP-4502 NC IN RE: ESTATE OF DONNA J. RAMSEY,

Deceased.The administration of the estate of DONNA J. RAMSEY, deceased, whose date of death was June 8, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

ANGELA MOORE Personal Representative 207 S. 8th Avenue

Wauchula, FL 33873 DAVE M. EVANS, JR., Esquire Attorney for Personal Representative

Florida Bar No. 1013511 LEE & EVANS, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067

Facsimile: (941) 365-1492 Email: devans@leeandevans.com Secondary Email: kristina@leeandevans.com

October 17, 24, 2025 25-02004S

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

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

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

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

Personal Representative: JEREMY SOSNA

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, 2025

SECOND 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 oth-

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

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

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

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

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

The date of first publication of this notice is 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.comJada 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

probate@LedbetterLawFL.comOctober 17, 24, 2025 25-01977S

BARRED.

DATE OF DEATH IS BARRED.

4239 Alden Dr

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

25-01995SOF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

SECOND INSERTION

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

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

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

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

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

Personal Representative: DAVID M. LEUSCHNER II

1508 Heather Lane Keller, Texas 76248 Attorney for Personal Representative: DAVID R. CORNISH, Attorney Florida Bar Number: 0225924 355 W. Venice Ave. VENICE, FL 34285 Telephone: (941) 483-4246 Fax: (941) 485-8163

E-Mail: davidr.cornish@verizon.net October 17, 24, 2025 25-01998S

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

SECOND INSERTION

SARASOTA COUNTY. FLORIDA PROBATE DIVISION File No. 2025 CP 004588 SC Division South County

IN RE: ESTATE OF RONALD H. DENNY Deceased. The administration of the estate of Ronald H. Denny, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079

addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

Sarasota, FL 34230. The names and

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

The co-personal representatives have no duty to discover whether any prop-

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

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

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

The date of first publication of this notice is 10/17/2025

Co-Personal Representatives: Angela L. DeLong 205 Hemlock St. Dover, Ohio 44622 Collene Gravitt 1536 Nelms Avenue

Norfolk, Virginia, 23502 Attorney for Co-Personal Representatives: Andrew J. Britton, Esq. Florida Bar Number: 213500 871 Venetia Bay Blvd., Suite 111 Venice, Florida 34285 Telephone: (941) 408-8008

 $\hbox{E-Mail: legal@andrewbrittonlaw.com}$ October 17, 24, 2025 25-02002S

SECOND INSERTION

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

PROBATE DIVISION File No. 2025-CP-4586-SC Division Probate IN RE: ESTATE OF RONALD E. CROSTHWAITE Deceased.

The administration of the estate of RONALD E. CROSTHWAITE, deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

Personal Representative: NANCY A. CROSTHWAITE 3730 Cadbury Circle #427

Venice, Florida 34293 Attorney for Personal Representatives BRADEN H. SHARRER Florida Bar Number: 0084674

FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: tweiss@farr.com October 17, 24, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-004885-SC

Division PROBATE IN RE: ESTATE OF GAYLE ROBERT THOMPSON Deceased. The administration of the estate of Gay-

le Robert Thompson, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for SARA-SOTA County, Florida, Probate Division, the address of which is 2000 Main St., 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN

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

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

The date of first publication of this notice is 10/17/2025 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, 2025

EGAL NOTICE THE BUSINESS OBSERVER

CALL 941-906-9386

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25-02001S

SARASOTA COUNTY

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

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

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

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

The date of the first publication of this Notice is 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

SECOND 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 represen-

tative and the personal representative's

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

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

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 Jo-

seph R. Covello, deceased, whose date

of death was April 14, 2025, is pend-

ing in the Circuit Court for Sarasota

County, Florida, Probate Division, the

address of which is PO Box 3079, Sara-

sota, Florida 34230. The names and

addresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

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 Sara-

sota County, Florida, Probate Division,

the address of which is 2000 Main

Street, Room 102, Sarasota, FL 34237

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

The personal representative has no

OF THIS NOTICE ON THEM.

nev are set forth below.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTI 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

SECOND INSERTION

October 17, 24, 2025 25-01993S

SECOND 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 oth-

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

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

The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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: jrivera@ȟnh-law.com

October 17, 24, 2025 25-02003S

SECOND INSERTION

SECOND 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,

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

Burkhart Ramaeker, deceased, whose

date of death was February 12, 2025, is

pending in the Circuit Court for Sara-

sota County, Florida, Probate Division,

the address of which is 2000 Main

Street, Sarasota, Florida 34237. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below. All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

duty to discover whether any property

held at the time of the decedent's death

The personal representative has no

OF THIS NOTICE ON THEM.

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 NOTICE.

ALL CLAIMS NOT FILED WITHIN 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.

Jay M. DeBoyer 8060 Anchor Bay Drive

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@dunkinshirlev.com

October 17, 24, 2025 25-01981S

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

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

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

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:

Florida Bar Number: 0958930

PAYNE LAW GROUP PLLC

766 Hudson Avenue, Suite C.

Telephone: (941) 487-2800

E-Mail: dpavne@lawnav.com

DATE OF DEATH IS BARRED.

notice is October 17, 2025.

David W. Payne, Esq.

Sarasota, FL 34236

Fax: (941) 487-2801

Secondary E-Mail:

srocha@lawnav.com

October 17, 24, 2025

ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SEC-

NOTWITHSTANDING THE TIME

must be filed with the clerk.

SECOND INSERTION

25-02010S

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

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

Personal Representative:

Algonac, Michigan 48001 Attorney for Personal Representative: T. Thomas Shirley

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 sur-

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025.

Personal Representative: Linda Covello 9 Williams Road

Kendall Park, New Jersey 08824-1406 Attorney for Personal Representative: T. Thomas Shirley

Florida Bar Number: 154581 Dunkin & Shirley, P.A. 170 West Dearborn Street Englewood, Florida 34223 Telephone: (941) 474-7753 Fax: (941) 475-1954

SECOND INSERTION

E-Mail: tom@dunkinshirlev.com October 17, 24, 2025

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

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

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: John T. Griffin

Griffin & Griffin

7077 S. Tamiami Trail

Sarasota, Florida 34231

Attorney for Personal Representative:

Florida Bar Number: 674281

Telephone: (941) 966-2700 Fax: (941) 966-2722

probate@griffinelderlaw.com

E-Mail: john@griffinelderlaw.com

DATE OF DEATH IS BARRED.

notice is October 17, 2025.

John T. Griffin, Esq.

GRIFFIN & GRIFFIN

7077 S. Tamiami Trail

Sarasota, FL 34231

Secondary E-Mail:

October 17, 24, 2025

Attorney

NOTWITHSTANDING THE TIME

BARRED.

All other creditors of the decedent

must be filed with the clerk.

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

The administration of the estate of The- resa 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.

Deceased.

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

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

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

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

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

Matthew Cleland 10555 Ramm Road Whitehouse, OH 43571 Personal Representative SHUMAKER, LOOP & KENDRICK,

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

SECOND 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 nan addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is 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 Dunlan & 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

25-01975S

October 17, 24, 2025

FLORIDA'S NEWSPAPER FOR THE C-SUITE **Business Joserver**

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and select the appropriate County name from the menu option

25-01994S

PUBLISH YOUR LEGAL NOTICE

or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND INSERTION

request.

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

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

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

Dated: 10/13/25.

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

25-01992S

SECOND INSERTION

IDA.

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,

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,

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, FLOR-

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

UNKNOWN HEIRS,

ASSIGNEES, LIENORS,

SERVICING,

Defendants.

KNOWN

SHELLPOINT MORTGAGE

BENEFICIARIES, DEVISEES,

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM

To: UNKNOWN HEIRS, BENEFI-

CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-

EES AND ALL OTHERS WHO MAY

CLAIM INTEREST IN THE ESTATE

LAST KNOWN ADDRESS: UN-

CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that

an action to foreclose Mortgage cover-

ing the following real and personal property described as follows, to-wit:

LOT 152, GREEN MANOR ESTATES. UNIT NO. 4, ACCORD-

ING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK

15, PAGES 8 AND 8A, OF THE

INTEREST IN THE ESTATE OF

FLORINDA ZAVALA, et al.,

OF FLORINDA ZAVALA

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

Ref# 12812 October 17, 24, 2025 25-01968S

PUBLIC RECORDS OF SARA-

has been filed against you and you are

required to file a copy of your written

defenses, if any, to it on Orlando De-

Luca, 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 de-

If you are a person with a disabil-

ity who needs any accommodation in

order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Sarasota County

Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at

least seven (7) days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than seven (7) days; if you are

Court on the 8 day of October, 2025. KAREN E RUSHING, CLERK

WITNESS my hand and seal of said

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

Deputy Clerk

25-01974S

(SEAL) BY: G. Kopinsky

hearing or voice impaired, call 711.

24-06132-1

October 17, 24, 2025

manded in the Complaint.

SOTA COUNTY, FLORIDA.

1012-4176B

SECOND INSERTION

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 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: MRService@mccalla.com Fla. Bar No.: 146803 23-07325FL

October 17, 24, 2025 25-01972S

SECOND 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

Ccorporation, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, 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, BENEFI-CIARIES, DEVISEES, 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 foreclo-sure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises lo-

cated in Sarasota County, Florida: Unit #541, Venice Isle, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the 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) day s 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, 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 25-01969S

Master Form Proprietary Lease October 17, 24, 2025

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.

LAURREN 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 REVOCA; 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, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 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 LAUR-REN THERESA WALKER, AS SUC-CESSOR TRUSTEE OF THE JOHN J. WALKER AND; ANNE GRAYSON WALKER, AS SUCCESSOR TRUST-EE OF THE JOHN J. WALKER AND HE; UNKNOWN BENEFICIARIES OF THE JOHN J. WALKER AND HELEN D. WALKER REVOCA; ARAC ROOF IT FORWARD LLC; JOHN MATTHEW WALKER; PAUL S. WALKER; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST

SECOND INSERTION THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

ANTS 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, CARROL LAND SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 39, PUBLIC RECORDS OF SARA-SOTA 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

Oct. 17, 24, 31; Nov. 7, 2025

SECOND 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 CHRIS-TINA R. BEDENK; 50 HAWTHORNE DR, PAINESVILLE, OH 44077 ESTATE OF CHRISTINA R. BE-DENK; 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, RE-CORDED IN PLAT BOOK 19. PAGE 46, OF THE PUBLIC RE-CORDS OF SARASOTA COUN-TY. 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

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

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

SECOND INSERTION

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

 $\mathbf{CASE\,NO.\,2024\,CC\,7508\,NC}$ 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 Sara-sota 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 PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

call 711.

DATED THIS 9th DAY OF OCTO-BER, 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

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,

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. DEVISEES, 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, DEVISEES, 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, DEVISEES, 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 YEAGER; KATLYN NICOLE YEAGER; THOMAS MUNFORD

SECOND INSERTION 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 SARA-SOTA 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

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

Damian G. Waldman, Esq.

October 17, 24, 2025

--- ACTIONS / SALES/ ESTATE ---

SARASOTA COUNTY

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

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

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

SECOND INSERTION

petition.

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 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,

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

E-Mail: stewart@sspestatelaw.com October 17, 24, 2025 25-01999S

15, 15A THROUGH 15H, IN-

CLUSIVE, 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

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

DATED on October 10, 2025.

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

File # 25-F02133

SECOND INSERTION

NOTICE TO CREDITORS 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

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

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

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

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

The date of first publication of this notice is 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 25-01966S

SECOND 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 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 CONDOMIN-IUM ACCORDING TO THE DECLARATIONS OF CONDO-MINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2040, PAGE 2787 ET SEQ. AND AMENDMENTS THERETO, AS PER PLAT THEREOF RE CORDED IN CONDOMINIUM BOOK 27, PAGES 16, 16A AND

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/ Kari 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 25-01990S

ADDITION TO PORT CHAR-

LOTTE SUBDIVISION A SUB-

DIVISION ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 16,

PAGES 42, 42A THRU 42F, OF THE PUBLIC RECORDS OF

SARASOTA COUNTY, FLOR-

3243 MOUNT HOPE STREET,

If you fail to file your response or an-

swer, 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 service (

dwaldmanlaw.com, within thirty (30)

days of the first publication of this No-

tice in the Business Observer, a default

will be entered against you for the relief

demanded in the Complaint or petition.

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Sarasota County

Jury Office, P.O. Box 3079, Sarasota

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

If you are a person with a disability

NORTH PORT, FL 34287

IDA.

A/K/A

16B, AND AMENDMENTS THERETO, OF THE PUBLIC

SECOND 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. Lawarence 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 Rep resentative.

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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION 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, P.A 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 25-02007S

SECOND 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, 1, 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

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 INTER-EST 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,

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 25-01983S

SECOND INSERTION

NOTICE OF SALE PURSUANT TO

CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, $\,$ FLORIDA

CIVIL ACTION CASE NO.: 2024-CA-003027-NC DLC 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, BENEFICIARIES, DEVISEES, 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 hidder 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 SARA-SOTA 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 von. 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,

PO Box 5162 Largo, FL 33779Telephone: (727) 538-4160 Facsimile: (727) 240-4972 $Email\ 1:\ damian@\ dwaldmanlaw.com$ E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff 25-01970S October 17, 24, 2025

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 005644 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, v. FRANK A. WOLK; UNKNOWN SPOUSE OF FRANK A. WOLK; GINA M. BONSALL; UNKNOWN SPOUSE OF GINA M. BONSALL; 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. BONSALL 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 ES-TATES, SECOND ADDITION, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 7, PAGE 95, OF THE PUBLIC RE-

TY, FLORIDA.

St, Sarasota, FL 34237 ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION. MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Florida 34230-3079, (941)861-7400, at least seven (7) days before your diately upon receiving this notification if the time before the scheduled apcall 711.

Jordan Wainstein Bar: 1039538 Kelley Kronenberg 10360 W State Rd Fort Lauderdale, FL, 33324 Phone: (954) 370-9970 /s/ Jordan Wainstein Jordan Wainstein FBN: 811556 Service E-mail: ftlrealprop@kellevkronenberg.com

October 17, 24, 2025

CORDS OF SARASOTA COUN-

Property Address: 2762 Nancy

TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in or-Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, scheduled court appearance, or immepearance is less than seven (7) days; if you are hearing or voice impaired,

File No: 2390.000462

SECOND INSERTION

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

CIVIL ACTION

CASE NO.: 2025 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 PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES 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

at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days;

if you are hearing or voice impaired,

DATED at Sarasota County this 8 day

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

of October, 2025.

25-01991S

Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

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<u>Business</u>