

Public Notices

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 October 24, 2025		
25-02031S		

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, Tallahassee, Florida. Dated this 17th day of October 2025. OWNER: SUNCOAST CLUB, LLC 9695 WEST LAKE COURT BOCA RATON, FL 33434 October 24, 2025		
25-02030S		

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 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. Dated this 17th day of October 2025. OWNER: SUNCOAST EAST, LLC 9695 WEST LAKE COURT BOCA RATON, FL 33434 October 24, 2025		
25-02028S		

FIRST INSERTION		
NOTICE OF ACTION		
RE: CALINI BEACH CLUB ASSOCIATION, INC SARASOTA County, Florida Non-Judicial Timeshare foreclosure process 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 \$2,756.77 Maureen H McGuire 112 SW 9th Street Boynton Beach, FL 33426 201/33 \$2,761.77 Patricia Oleson 1600 N Street Longwood, FL 32750 406/18 \$4,048.61 Shedrick Vaughn Dykes & Lisa Dawn Dykes 13321 Swiftwater Way Lakewood Ranch, FL 34211 204/27 \$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, to-wit: Unit Numbers and Week Numbers (as set forth above) in CALINI BEACH CLUB, A Condominium, according to the Declaration of Condominium		
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. You 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 your timeshare interest are insufficient to offset the amounts secured by the lien. Dated this 16th day of OCTOBER, 2025. Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE for CALINI BEACH CLUB ASSOCIATION, INC October 24, 31, 2025		
25-02033S		

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 LAKEWOOD 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, Florida. Dated this 15th day of October, 2025. AZUL MAYA VI, INC. October 24, 2025		
25-02015S		

FIRST INSERTION		
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Lagunascap 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 day of October, 2025. Arlen Adriel Cruz Armijo October 24, 2025		
25-02014S		

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 715.109: 1965 TITA MOBILE HOME, VIN: 1151102257, TITLE NO.: 0002105850 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#32004-206) October 24, 31, 2025		
25-02034S		

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 received: 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 Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103. October 24, 2025		
25-02035S		

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		

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://rusticoaksccd.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 October 24, 2025	25-02032S
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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 below: Unit 2105 Shyra Follette Unit 1188 Ronald Silvani 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 941-755-7575 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.storage treasures.com on 11/17/2025 at 10:00am. The sale may be withdrawn at any time without further notice. 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 De-lores 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, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 S Hiawassee Rd, Ste 207 Orlando, Florida 32835 Telephone: (407) 955-4595 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, LLC, Plaintiff, vs. CHRISTOPHER WALKER STERNS AND DEBRA ANN STERNS, et. al. Defendant(s), TO: CHRISTOPHER WALKER 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 fore-closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 33, BLOCK 1112, TWENTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 2, 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 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		
25-02023S		

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SAVE TIME



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ESTATE

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is October 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
E-Mail: johnf@elderlegalfi.com
Secondary E-Mail:
pollyb@elderlegalfi.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 below.

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

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

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

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

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

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

The date of first publication of this notice is October 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 duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

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

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

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

Personal Representative:
Anthony G. Mowry
1872 Tamiami Trail S., Suite D
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:
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,

claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 PUBLICATION 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 AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse, is property to which the Florida Uniform Disposition of 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 attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is October 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
October 24, 31, 2025 25-02018S

FIRST INSERTION

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

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

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

The date of first publication of this notice is October 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
October 24, 31, 2025 25-02041S

DATE OF DEATH IS BARRED.

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

Scott Robillard,
Personal Representative
SYPRETT MESHAD, P.A.
Attorneys for Personal Representative
1900 RINGLING BLVD.
SARASOTA, FL 34236
Telephone: (941) 365-7171
By: FOREST T. SUTTON, ESQ.
Florida Bar No. 1026061
Fsutton@smrl.com
October 24, 31, 2025 25-02036S

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 PROBATE CODE WILL BE FOREVER BARRED.

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

A personal representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 NW 53rd Street, Suite 125
Boca Raton, Florida 33487
Telephone: (561) 226-4622
Fax: (561) 948-2683
Email: ELight@EricLightLaw.com
October 24, 31, 2025 25-02042S

FIRST INSERTION

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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 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
Attorney
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

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business
Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE
10/20/2025 6:17 PM

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF RESCHEDULED FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2024 CA 004265 NC WILKINSON WOODS CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff v. DIANE Q. HICKS; and UNKNOWN OCCUPANT(S), as unknown occupant(s) in possession, 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-	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 payment must be made on or before
	5:00 p.m. of the day of the sale by cash or cashier's check. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/ Thomas A. Marino II Thomas A. Marino II, Esquire October 24, 31, 2025 25-02046S

FIRST INSERTION	
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, Plaintiff, v. ESTATE OF STANLEY A. JALOSZYNSKI or UNKNOWN HEIRS OF STANLEY A. JALOSZYNSKI, Defendants. TO: ESTATE OF STANLEY A. JALOSZYNSKI 641 CABANA ROAD VENICE, FL 34293 UNKNOWN HEIRS OF STANLEY A. JALOSZYNSKI 641 CABANA ROAD VENICE, FL 34293 YOU ARE NOTIFIED that an action to quiet title on the following property	in Sarasota County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN SARASOTA COUNTY, FLORIDA, 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 disability
	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, call 711. 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 GIVEN 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 AL-	ternative 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 ISLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 171, 172, AND 173, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. 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 mortgage. Any person claiming an interest in the surplus funds from the sale, if any,
	other than the property owner as of the date of the lis pendens must file a claim 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. McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 23-400083 October 24, 31, 2025 25-02049S

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, Plaintiff, vs. 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. Defendant(s), TO: 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, 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 SPECIFICALLY 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 578.82 FEET TO THE POINT OF BEGINNING. LESS A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 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 SECTION 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 BEGINNING OF THIS DESCRIPTION; 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 SECTION 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,
	A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRE. SUBJECT TO AN EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER THE EXISTING DIRT ROAD RUNNING FROM THE SUBJECT PROPERTY SOUTH TO SEA HORSE LANE. SAID EASEMENT MAY BE LOCATED OR RELOCATED AT THE DISCRETION OF THE GRANTORS. MAINTENANCE OF SAID EASEMENT SHALL BE SHARED EQUALLY 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. 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, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE JAMES JOSEPH NYERS, JR., AS POTENTIAL 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, RECORDED IN PLAT BOOK 8, PAGE 52 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 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 Com-
	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, et al., 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 CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 22, 22A THROUGH 22M, OF THE PUBLIC RECORDS OF SARASOTA 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.
	Karen E Rushing, CLERK 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 LIABILITY COMPANY, ASHTON LAKES NO. 8 CONDOMINIUM ASSOCIATION, INC. and ASHTON LAKES COMMUNITY ASSOCIATION, INC. are the Defendants.	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 the 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 ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2569, PAGE(S) 2644 OF THE PUBLIC RECORDS OF SARASOTA 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 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. 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 October 24, 31, 2025 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 BANKING 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 SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE(S) 79, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. North Sarasota County (case numbers ending in NC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legallaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/. South Sarasota County (case numbers ending in SC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legallaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/. South Sarasota County (case numbers ending in NC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legallaidofmanasota.org or Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/. South Sarasota County (case numbers ending in SC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legallaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/. South Sarasota County (case numbers ending in NC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legallaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/. South Sarasota County (case numbers ending in SC): If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legallaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org or United Way of South Sarasota County, Inc. at (941) 484-4811 or https://www.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/.
	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 publish all
Public sale, Estate
& Court-related notices**

- Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

V20878 V22

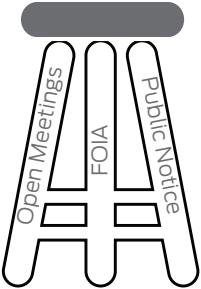
25-01946S

Q&A

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**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

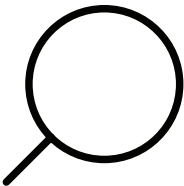


Citizens continue to learn about vital civic matters from newspaper notices.

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

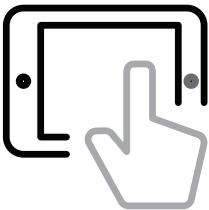
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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

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

Court Notices

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

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

ESTATE

SECOND INSERTION	SECOND INSERTION	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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is October 17, 2025. Personal Representative: Christopher S. Myers 3028 Key Lane Port Charlotte, Florida 33952 Attorney for Personal Representative: Andrew J. Britton, Esq. Florida Bar Number: 213500 871 Venetia Bay Blvd., Suite 111 Venice, Florida 34285 Telephone: (941) 408-8008 Fax: (941) 408-0722 E-Mail: -legal@andrewbrittonlaw.com October 17, 24, 2025 25-02008S	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	creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: Sonya Rothstein c/o PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Attorney for Personal Representative: David W. Payne, Esq. Attorney 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	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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 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. 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	SECOND INSERTION	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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: JEREMY SOSNA 4239 Alden Dr Edina, MN 55416 Attorney for Personal Representative: JORDAN J. RICCARDI, ESQ. E-Mail Addresses: jriccardi@icardmerrill.com greid@icardmerrill.com Florida Bar No. 0100363 Icard, Merrill, Cullis, Timm, Furen & Ginsburg PA 2033 Main St Ste 600 Sarasota, FL 34237 Telephone: (941) 366-8100 October 17, 24, 2025 25-01995S	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 LEUSCHNER, A/K/A WALTHER R. LEUSCHNER, 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 addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF	THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: 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 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 Sarasota, FL 34230. The names and 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 OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The 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 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 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 Fax: (941) 408-0722 E-Mail: legal@andrewbrittonlaw.com October 17, 24, 2025 25-02002S

SECOND INSERTION
NOTICE TO CREDITORS as described in ss. 732.216-732.228,

SECOND INSERTION		SECOND INSERTION			
FLORIDA PROBATE DIVISION File No. 2025 CP 4632 NC Division: Probate IN RE: ESTATE OF LEONE M. STECK, Deceased. The administration of the estate of Leone M. Steck, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act	as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: Charlotte Ann Mikkalson c/o Ledbetter Cowan Law Group 229 Pensacola Rd. Venice, FL 34285 Attorney for Personal Representative: Ledbetter Cowan Law Group Steven W. Ledbetter, Esq., FL Bar No. 41345 Email: steve@LedbetterLawFL.com Callie W. Cowan, Esq., FL Bar No. 57893 Email: callie@LedbetterLawFL.com Jada W. Terreros, Esq., FL Bar No. 1032584 Email: jada@LedbetterLawFL.com Oksana Melnichenko, Esq., FL Bar No. 1059375 Email: oksana@LedbetterLawFL.com 229 Pensacola Road, Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: probate@LedbetterLawFL.com October 17, 24, 2025 25-01977S	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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: NANCY A. CROSTHWAITE 3730 Cadbury Circle #427 Venice, Florida 34293 Attorney for Personal Representative: BRADEN H. SHARRER Attorney 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 25-01996S	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 Gayle Robert Thompson, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death	by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 25-02001S

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ESTATE

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

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

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

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

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

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

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,

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

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

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

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 representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

Personal Representative:
John T. Griffin
Griffin & Griffin
7077 S. Tamiami Trail
Sarasota, Florida 34231
Attorney for Personal Representative:
John T. Griffin, Esq.
Attorney
Florida Bar Number: 674281
GRIFFIN & GRIFFIN
7077 S. Tamiami Trail
Sarasota, FL 34231
Telephone: (941) 966-2700
Fax: (941) 966-2722
E-Mail: john@griffinelderlaw.com
Secondary E-Mail:
probate@griffinelderlaw.com
October 17, 24, 2025 25-01989S

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

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

The personal representative has no

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

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

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 names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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SECOND INSERTION	
NOTICE OF ACTION FOR Divorce, Custody and Child Support IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR Sarasota COUNTY, FLORIDA Case No.: 2025DR005122NC Division: Family 1 Ligia C. Celis Melendez, Petitioner and Luis Enrique Garcia Aguirre, Respondent. TO: Luis Enrique Garcia Aguirre 3507 24th Parkway Sarasota, FL 34235 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ligia Carolina Celis Melendez, whose address is 3507 24th Parkway Sarasota FL 324235, on or before 11/14/25, and file the original with the clerk of this Court at 2002 Ringling Blvd. Sarasota, FL 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded	in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 10/13/25. KAREN E. RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: Deputy Clerk Oct. 17, 24, 31; Nov. 7, 2025 25-01992S
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 CHRISTINA R. BEDENK; 50 HAWTHORNE DR, PAINESVILLE, OH 44077 ESTATE OF CHRISTINA R. BEDENK; 50 HAWTHORNE DR, PAINESVILLE, OH 44077 YOU ARE NOTIFIED that an action to foreclose to the following property in Sarasota County, Florida: LOT 25, BLOCK 2303, 47TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Parcel ID: 1125230325 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul-	la, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 11-17, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED On Oct. 9, 2025. KAREN E. RUSHING CLERK OF THE CIRCUIT COURT (SEAL) By: G. Kopinsky DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Oct. 17, 24, 31; Nov. 7, 2025 25-01978S

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2024 CC 7508 NC BELLA VILLINO IV CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. SCOTT KIRCHEN; UNKNOWN SPOUSE OF SCOTT KIRCHEN; THOMAS KIRCHEN; UNKNOWN SPOUSE OF THOMAS KIRCHEN; TENANT #1, AS UNKNOWN TENANT IN POSSESSION; and TENANT #2, AS UNKNOWN TENANT IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure as to Count I entered in the above styled Case Number 2024 CC 007508, in the County Court of Sarasota, Florida, that the Clerk of Court for Sarasota County will sell the following real property, in Sarasota County, Florida, described as: Unit 1414, Building B, BELLA VILLINO IV, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2005198471, as thereafter amended, and as per Plat thereof recorded in Condominium Book 38, Page 15, as thereafter amended, of the Public Records Sarasota County, Florida together with an undivided interest in the common elements. With a street address of 4142, Apt. 1414, Central Sarasota Parkway, Sarasota, FL 34238 at public sale, to the highest and best bidder for cash via Internet at: www.sarasota.realforeclose.com at 9:00 a.m. on November 24, 2025. The highest bidder shall immediately post with the Clerk of Court a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE	PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED THIS 9th DAY OF OCTOBER, 2025. /s/ Michelle A. Rowe MICHELLE A. ROWE, ESQUIRE Florida Bar No. 0036605 JOHN PAUL JABRO, ESQUIRE Florida Bar No. 1049661 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 Primary: mrowe@lobeckrowe.com Secondary: jjabro@lobeckrowe.com Tertiary: carrieta@lobeckrowe.com Attorneys for Plaintiff October 17, 24, 2025 25-01982S

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2024 CA 003402 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF FLORINDA ZAVALA, et al., Defendants. To: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF FLORINDA ZAVALA LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 152, GREEN MANOR ESTATES, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 8 AND 8A, OF THE	PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before 11-17-2025 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 8 day of October, 2025. KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: G. Kopinsky Deputy Clerk 24-06132-1 October 17, 24, 2025 25-01974S
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-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 JAY YEAGER; KATLYN NICOLE YEAGER; THOMAS MUNFORD	YEAGER; SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Karen E. Rushing, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.sarasota.realforeclose.com in accordance with chapter 45 Florida Statutes, Sarasota County, Florida on November 4, 2025, at 9:00 am, the following described property as set forth in said Final Judgment of Foreclosure: LOT 40, COUNTRY WOOD ESTATES, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 6 AND 6A THRU 6C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PARCEL ID #: 0234080040 PROPERTY ADDRESS: 7940 NORTH LEEWYNN WAY, SARASOTA, FL 34240 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff October 17, 24, 2025 25-01971S

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: MRSservice@mccalla.com Fla. Bar No.: 146803 23-07325FL October 17, 24, 2025 25-01972S

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2024 CA 004284 BANK OF AMERICA, N.A., Plaintiff, VS. LAUREN THERESA WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND; ANNE GRAYSON WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND HE; UNKNOWN BENEFICIARIES OF THE JOHN J. WALKER AND HELEN D. WALKER 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 LAUREN THERESA WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND; ANNE GRAYSON WALKER, AS SUCCESSOR TRUSTEE 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	recorded in Official Records Book 2925, Page 2868 through 2926, inclusive, of the Public Records of Sarasota County, Florida. Together with the mobile home located thereon. Parcel ID #0427011541 Property Address: 1221 Yawl Way, Venice, FL 34285. You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, De Boest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on this 7 day of October, 2025. Karen E. Rushing, Clerk of the Court (SEAL) By: G. Kopinsky As Deputy Clerk October 17, 24, 2025 25-01969S
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2024 CA 004284 BANK OF AMERICA, N.A., Plaintiff, VS. LAUREN THERESA WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND; ANNE GRAYSON WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND HE; UNKNOWN BENEFICIARIES OF THE JOHN J. WALKER AND HELEN D. WALKER 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 LAUREN THERESA WALKER, AS SUCCESSOR TRUSTEE OF THE JOHN J. WALKER AND; ANNE GRAYSON WALKER, AS SUCCESSOR TRUSTEE 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 are Defendants. The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose.com on November 25, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1, TRACT 1A, CARROLLAND SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLOIRDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 13th day of October, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-1259B October 17, 24, 2025 25-02000S

ACTIONS / SALES / ESTATE ---

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

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

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

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

Personal Representative:
Sarah Tanfield
20623 Galileo Place
Venice, FL 34293
Attorney for Personal Representative: Alexander A. Stewart
Attorney
Florida Bar Number: 122110
Stewart & St. Paul Estate Law, PLLC
1201 6th Avenue West, Suite 100
Bradenton, Florida 34205
Telephone: (941) 217-7654
E-Mail: stewart@sspestatelaw.com
October 17, 24, 2025 25-01999S

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

GENERAL JURISDICTION DIVISION

Case No. 2025 CA 004925 NC

Regions Bank d/b/a Regions Mortgage Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David P. Medina a/k/a David Phillip Medina, Deceased; William Phillip Medina; J.K.M., a minor child by and through Parent and Natural Guardian, Virginia Renee Worley Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David P. Medina a/k/a David Phillip Medina, Deceased

Last Known Address: Unknown

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

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

15, 15A THROUGH 15H, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

DATED on October 10, 2025.

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

File # 25-F02133
October 17, 24, 2025 25-01984S

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. BONSALE; UNKNOWN SPOUSE OF GINA M. BONSALE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

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

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

CORDS OF SARASOTA COUNTY, FLORIDA.

Property Address: 2762 Nancy St, Sarasota, FL 34237

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

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

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

Jordan Wainstein
Bar: 1039538
Kelley Kronenberg
10360 W State Rd
Fort Lauderdale, FL, 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 811556
Service E-mail: flrealprop@kelleykronenberg.com
File No: 2390.000462
October 17, 24, 2025 25-01991S

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA

PROBATE DIVISION

File No: 2025 CP 004318 NC

Division: Probate

IN RE: ESTATE OF HELGA ELISABETH BITTER, Deceased.

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

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

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Petitioner:
Holly M. Nikolich
1330 Main Street, Second Floor, Suite 6
Sarasota, FL 34236
Attorney for Petitioner: Holly M. Nikolich, Esq.
Pinnacle Law Group, P.A.
1330 Main Street, Second Floor, Suite 6
Sarasota, FL 34236
Phone: (941) 926-1950
Fax: (800) 211-0453
E-mail: holly@mnfirm.com
Florida Bar Number: 0471127
October 17, 24, 2025 25-01966S

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 at www.sarasota.realforeclose.com beginning at 9:00 AM on November 13, 2025, the following described property:

UNIT 3335, CASA DEL SOL, SECTION 1, A CONDOMINIUM ACCORDING TO THE DECLARATIONS OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2040, PAGE 2787 ET SEQ. AND AMENDMENTS THERETO, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27, PAGES 16, 16A AND 16B, AND AMENDMENTS THERETO, OF THE PUBLIC

RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

Dated this 10 day of October 2025
NAJMY THOMPSON, P.L.
/s/ 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

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 PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS
Whose last known residence(s) is/are: Unknown

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

LOT 14, BLOCK 1930, 41ST

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

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

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

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

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

KAREN E RUSHING, CLERK
Clerk of the Circuit Court
(SEAL) By /s/ Glen Kopinsky
Deputy Clerk
October 17, 24, 2025 25-01973S

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 Court-house, 2000 Main St, Sarasota, FL 34237. An Order of Summary Administration was entered on August 21, 2025 and the names and addresses of the person assigned the assets is Kathleen M. Peterman, 7707 W. Lawrence Avenue, Apt. 8, Norridge, Illinois, 60706 and her attorney is Reuben S. Williams, IV, Wilson & Williams, P.A., 954 E. Silver Springs Boulevard, Ocala, Florida, 34470 and the lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

WILSON & WILLIAMS, 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@wvpalaw.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, I, A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.

BRAD J. LAROCHE, ET AL., DEFENDANTS.

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

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

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

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

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

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

DATED this 10th day of October, 2025.

BECKER & POLIAKOFF, P.A.
Attorneys for ASSOCIATION
1 East Broward Blvd, Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email: cofoservicemail@beckerlawyers.com
By: William W. Huffman
Florida Bar #31084
J06935/429641/27733074
October 17, 24, 2025 25-01983S

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

DLG MORTGAGES III, LLC, Plaintiff, vs.

THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERONICA WILSON, DECEASED; et al., Defendants.

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

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

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

PROPERTY ADDRESS: 1708 CAMBRIDGE DR, VENICE, FL 34293

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
October 17, 24, 2025 25-01970S