SARASOTA PAGES 17-24 **MANATEE PAGES 25-31 CHARLOTTE PAGES 32-36**

NOVEMBER 29 - DECEMBER 5, 2024

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

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that The Business Shop LLC, owner desiring to engage in business under the fictitious name of "V-TECH Wellness" located in Manatee County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes

November 29, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Life Storage 2201 Fruitville Rd. Sarasota, FL 34237, 12/19/2024 10:00AM Salvador Diazverson Jr Office Furn/Machines/Equip, Acct.

Records/Sales Samples Jose Olmeda luggage and a backpack holding

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

the personal property. Nov. 29; Dec. 6, 2024 24-02272S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

997 Center Road Venice, Fl. 34292, 12/19/24 at 10:00 A.M.

Lucas Seibert furniture Victoria Porter Furniture. And boxes Keith Ripich Household Goods/Furniture, TV/

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

the personal property. Nov. 29; Dec. 6, 2024 24-02270S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

2255 N. Washington Blvd. Sarasota,

December 19th, 2024 at 10:00AM. Sebastian Torres Bed furniture, 2 small TVs, queen bed frame, and mattress.

Veronica Perry Furniture, Bed frames, and boxes Shamyra Wilson

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

the winning bidder takes possession of Nov. 29; Dec. 6, 2024 24-02246S

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 Courtyard Simply Modern located at 6222 Tower Lane, Unit A8 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 21st day of November,

Thomas P. Hemingway November 29, 2024

24-02251S

FIRST INSERTION NOTICE OF PUBLIC SALE

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

4029Bee Ridge Rd. Sarasota, Fl, $34233\,12/19/2024$ @10:00AM Teresa Rickman

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

Nov. 29; Dec. 6, 2024 24-02277S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 3000 S Tamiami Trail Venice Fl 34293 $12/19/2024\ 10:00\ AM$

Richard Ford Tools furniture Jorge Holloway

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

Nov. 29; Dec. 6, 2024 24-02266S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

4515 S. Tamiami Tr. Sarasota Fl. 34231 on 12/19/2024 at 10:00 a.m. Denise Mondane

Household Goods/Furniture Darryl Knapp Tools/Boxes Darryl Knapp

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

Nov. 29; Dec. 6, 2024 24-02245S

FIRST INSERTION

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Courtvard Modern Builders located at 6222 Tower Lane, Unit A8 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 21st day of November,

Thomas P. Hemingway 24-02252S November 29, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5005 Englewood road Venice, Fl 34293 ,12/19/2024, 10:30 AM Kelley DeRoche-Household Goods/

Furniture The auction will be listed and advertised on www.storagetreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Nov. 29; Dec. 6, 2024

24-02271S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5109 Fruitville Rd, Sarasota FL 34232 on 12/19/24 at 10am Garrett Sennott

house hold goods, boxes Scott Allen Household Goods/Furniture

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

Nov. 29; Dec. 6, 2024 24-02264S

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

6200 Edgelake Dr. Sarasota, Fl. 34240 Auction Date: 12/19/2024 Time of Sale: 10:00 AM

Tenant: Ken Milosz Description of Property: Household

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

Nov. 29; Dec. 6, 2024 24-02244S

FIRST INSERTION

Notice of Public Meeting Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, December 13, 2024, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting 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.

Jane Gaarlandt District Manager November 29, 2024

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 12/19/2024 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 1161 Pennie Robinson Unit 2209 Zach Neuf Unit 2230 Michael Marcel Unit 4005 Shane Wheeler

Boxes, Electronics, Furniture **Furniture, Clothes** Boxes, Furniture, Outdoors Equipment

24-02269S

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.

FIRST INSERTION

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

received Environmental Resource Permit application number 904685 from DXD SS Fund II Sarasota Propco, LLC, P.O. Box 92137, Albuquerque, NM 87199. Application received: October 21, 2024. Proposed activity: Self Storage Facility. Project name: 17th Street Self Storage. Project size: 2.83 Ac. Location: Section(s) 17, Township 36 South, Range(s) 18 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 referenceing 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.

November 29, 2024

FIRST INSERTION

PUBLIC NOTICE Notice is hereby given that the Southwest Florida Water Management District (District) received on November 21, 2024, a Water Use Permit (WUP) Modifica-

tion Application to add a reclaimed water line for pond augmentation including the addition of a surface water withdrawal re-pump station for irrigation purposes at BeachWalk by Manasota Key (fka, Villages of Manasota Beach), by applicants: Pulte Home Company, LLC, 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134; BMG Three, LLC, 2033 Main Street, Suite 600, Sarasota, Florida 34237; and Beachwalk at Manasota Key Homeowners Association, Inc., 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134. Application No. 20 020853.001. Application received: November 21, 2024. Predominant use type(s): Residential Lawn/Landscape and Sports Playing Fields. Quantity: The authorized allocated groundwater quantities remain the $\underline{\text{same}}$ as follows: an Annual Average Daily (AAD) quantity of 113,200 gallons per day (gpd), a Drought AAD quantity of 130,700 gpd, a Peak Month quantity of 351,1000 gpd, and a Maximum Crop (Frost-Freeze) Protection quantity of zero (0) gallons per event. The requested new quantities are associated with reclaimed / reuse water only and are requested as follows: an AAD reclaimed quantity of 407,000 gpd, a Drought AAD reclaimed quantity of 469,200 gpd, a Peak Month reclaimed quantity of 595,200 gpd, and a Maximum Crop (Frost-Freeze) Protection reclaimed quantity of zero (0) gallons per event. Location: Section(s) 11 and 12, Township 40 South, Range 19 East, in Sarasota County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/ permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

Sarasota COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5454 SC **Division Probate** IN RE: ESTATE OF Walter E. J. Engel

Deceased. The administration of the estate of Walter E. J. Engel, deceased, whose date of death was September 16th, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attor-

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

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

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

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

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

The date of first publication of this notice is November 29, 2024. Linda Ackerman

c/o Kanetsky, Moore & DeBoer, PA P.O. Address:

227 Nokomis Avenue South Venice, FL 34285 Personal Representative

JON R. FAHS, Jr. KANETSKY, MOORE & DeBOER, P.A. ATTORNEYS AT LAW Attornevs for Personal Representative 227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 1025389

Email Addresses: jrf@kmdpa.com

24-02267S

Nov. 29; Dec. 6, 2024

HOW TO PUBLISH YOUR

CALL 941-906-9386 and select the appropriate County name from the menu option

OR E-MAIL:



NOTICE TO CREDITORS SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 CP 5621 NC IN RE: ESTATE OF GLORIA J. RIGOPULOS Deceased.

The administration of the estate of GLORIA J. RIGOPULOS, deceased, whose date of death was October 19, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the co-personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SEC-

THE TIME PERIODS SET FORTH

TION 733,702 WILL BE FOREVER

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

notice is November 29, 2024. Alexander P. Rigopulos

2 Emerson St.,

512 N. Orange Ave., Sarasota, FL 34236 Kimbrough, Koach & Chapman, PA (941) 366-5510

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

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

Belmont, MA 02478 George C.L. Birkhold Robert P. Scheb, Esq. Bowman, George, Scheb, 2750 Ringling Blvd., Suite 3 Sarasota, FL 34237

Florida Bar No. 398519 rscheb@bowmangeorge.com Attorneys for Personal Representative Nov. 29; Dec. 6, 2024 24-02260S

FIRST INSERTION

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

File No. 2024CP005425NC **Division PROBATE** IN RE: ESTATE OF ROGER A. PIES Deceased.

The administration of the estate of Roger A. Pies, deceased, whose date of death was September 26, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102 Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File Number 2024 CP 5136 NC

IN RE: ESTATE OF

BEVERLY S. DENNEN,

Deceased.

The administration of the ESTATE OF

BEVERLY S. DENNEN, Deceased, whose date of death was September 2,

2024, is pending in the Circuit Court

for Sarasota County, Florida, Probate

Division, the address of which is P.O.

Box 3079, Sarasota, Florida 34230. The

names and addresses of the Personal

Representative and the Personal Repre-

sentative's attorney are set forth below.

other persons having claims or demands against Decedent's Estate on

whom a copy of this notice is required

to be served must file their claims

with this court ON OR BEFORE THE

LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR 30 DAYS AF-

TER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

The Personal Representative has no

duty to discover whether any property

held at the time of the Decedent's death

by the Decedent or the Decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as speci-

fied under s. 732,2211. Florida Statutes.

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

PHILIP CRÂIG DENNEN

c/o 1515 Ringling Blvd., 10th Floor

Sarasota, Florida 34236

Attorney for Personal Representative: DANIEL L. TULLIDGE

1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236

24-02247S

dtullidge@fergesonskipper.com

services@fergesonskipper.com

Florida Bar No. 106749

Nov. 29; Dec. 6, 2024

(941) 957-1900

FERGESON SKIPPER, P.A.

The date of the first publication of

DATE OF DEATH IS BARRED.

this Notice is November 29, 2024.

BARRED.

ALL CLAIMS NOT FILED WITHIN

All creditors of the Decedent and

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

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

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

The date of first publication of this notice is November 29, 2024.

Personal Representative: Laurel C. Pies 2181 Calusa Lakes Blvd Nokomis, FL 34275

Attorney for Personal Representative: David J. Simmons Email Addresses: dsimmons@disestatelaw.com Florida Bar No. 0784974 900 5th Ave S Ste 202 Naples, FL 34102 Telephone: 239-529-5298 Nov. 29; Dec. 6, 2024 24-02248S

FIRST INSERTION

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

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

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

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

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 a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this

802 11th Street West Bradenton, Florida 34205-7734 Attorney for Personal Representative: JENNA KYLE MELTZER, Attornev Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail: mchapman@blalockwalters.com

notice is November 29, 2024. Personal Representative: STEPHEN STRATTON c/o Jenna Kyle Meltzer Blalock Walters, P.A.

24-02268S Nov. 29; Dec. 6, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 582024CP005022XXXANC IN RE: ESTATE OF SALLY HELENE DOGON a/k/a SALLY DOGON,

Deceased.
The administration of the estate of SALLY HELENE DOGON, deceased, whose date of death was December 12, 2023, 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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 November 29, 2024.

Personal Representative: ANDREA DOGON STILLER 205 Woodland Street

Sherborn, MA 01770 ELLEN L. REGNERY, ESQ. Attorney for Personal Representative Florida Bar No. 863769 Nason Yeager Gerson Harris & Fumero, 3001 PGA Blvd., Ste. 305

Palm Beach Gardens, FL 33410 Telephone: (561) 686-3307 E-mail: eregnery@nasonyeager.com 24-02274S Nov. 29; Dec. 6, 2024

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

SARASOTA COUNTY,

FLORIDA PROBATE DIVISION

File No. 2024-CP-004980-NC

Division Probate

IN RE: ESTATE OF

FRANK WHARTON a/k/a

FRANK LAMONT WHARTON

Deceased.

The administration of the estate of

FRANK WHARTON a/k/a FRANK

LAMONT WHARTON, deceased,

whose date of death was July 12, 2024,

is pending in the Circuit Court for Sara-

sota County, Florida, Probate Division,

the address of which is 2000 Main

Street, Sarasota, Florida 34237. The

names and addresses of the personal

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

All creditors of the decedent and oth-

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

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5199NC **Division Probate** IN RE: ESTATE OF DONALD E. KEITH

Deceased. The administration of the ancillary estate of DONALD E. KEITH A/K/A DON KEITH, deceased, whose date of death was 1/26/2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Attn: Probate, 2000 Main Street, Sarasota, FL 34237. 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 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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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 November 29, 2024. **Ancillary Personal Representative:** JANE A. KEITH

1348 E. State Road 124 Wabash, IN 46992 Attorney for Personal Representative: Marla Stewart Owczarek, Esq. Florida Bar No. 1021687 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: attorney@gerlinglawgroup.com Nov. 29; Dec. 6, 2024 24-02257S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5696 SC Division Probate IN RE: ESTATE OF RONALD E. ENSLEN (a/k/a Ronald E. Enslen, Sr.) Deceased.

The administration of the estate of RONALD E. ENSLEN (a/k/a Ronald E. Enslen, Sr.), deceased, whose date of death was October 22, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. 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.

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

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

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

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

The date of first publication of this notice is November 29, 2024.

Personal Representative: RONALD E ENSLEN JR 7102 Jessie Harbor Drive

Osprey, Florida 34229 Attorney for Personal Representative: DOROTHY L. KORSZEN, ESQUIRE Florida Bar Number: 765317 Farr Law Firm P.A. 901 Ridgewood Avenue Venice, FL 34285 Telephone: (941) 484-3000 Fax: (941) 485-5173 E-Mail: dkorszen@farr.com Secondary E-Mail: jpainchaud@farr.com Nov. 29; Dec. 6, 2024 24-02259S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File: 2024 CP 005147 SC **Division: Probate**

IN RE: ESTATE OF DORIS E. SCOTT Deceased. The administration of the estate of Do-

ris E. Scott, deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is R.L. Anderson Administration Center, 4000 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

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

The date of first publication of this notice is Friday, November 29, 2024.

Personal Representative: Charles M. Allen 14259 Ashland Road

Glen Allen, Virginia 23059 Attorney for Personal Representative: Lori A. Wellbaum Attorney for Personal Representative Florida Bar Number: 071110 WELLBAUM LAW, PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lori@wellbaumlaw.com Secondary E-Mail: karen@wellbaumlaw.com Nov. 29; Dec. 6, 2024 24-02275S

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP3747NC Division PROBATE IN RE: ESTATE OF RICHARD R. WELLER, Deceased.

The administration of the estate of Richard R. Weller, deceased, whose date of death was December 6th. 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

NOTICE. 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 November 29, 2024.

Nancy J. Weller P.O. Address: 5100 Jessie Harbor Drive, Unit 405, Osprey, FL 34229 Personal Representative ROBERT W. DARNELL ATTORNEY AT LAW Attorneys for Personal Representative 2639 FRUITVILLE ROAD, SUITE 201 SARASOTA, FL 34237 Telephone: (941) 365-4950

Florida Bar No. 0611999

Nov. 29; Dec. 6, 2024

FIRST INSERTION

24-02273S

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 005391 SC IN RE: ESTATE OF WILLIAM ELLSWORTH UNDERLAND

Deceased. The administration of the estate of WILLIAM ELLSWORTH UNDER-LAND, deceased, whose date of death was April 18, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: November 29, 2024.

Signed on this day of 11/21/2024. JESSE UNDERLAND Personal Representative 859 Accent Avenue Southeast

Concord, North Carolina 28025 Andrew L. Clark, Esq. Attorney for Personal Representative Florida Bar No. 1033240 ROBLES LAW, P.A. 7729 Holiday Drive Sarasota, FL 34231 Telephone: (941) 315-2114 Email: andrew@robleslawpa.com Secondary Email: probate@robleslaw.com Nov. 29; Dec. 6, 2024



Are there different types of legal notices?

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

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

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

--- ACTIONS / SALES ---

SARASOTA COUNTY

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY.

FLORIDA Case No.: 2024 CA 002456 NC GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES,

BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST ESTHER H. WELLS, ASHLEY PLACE HOMEOWNER'S ASSOCIATION, INC., WATERFORD MASTER OWNERS ASSOCIATION, INC., CITY OF VENICE, SCOTT WILLIAM WELLS, JAN A. WELLS,

Defendants.NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure entered on November 21, 2024 in the above-styled case, Karen E. Rushing, Sarasota County Clerk of the Circuit Court, will sell to the highest and best bidder for cash, at Electronic Auction held at www.sarasota. realfore close.com, on January 6, 2025 at 9:00 a.m., the following described property:

Lot 2, ASHLEY PLACE, accord-

ing to the map or plat thereof as recorded in Plat Book 34, Page 6, Public Records of Sarasota County,

Property Address: 1803 Ashlev Drive, Venice, Florida 34292.

If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 25th day of November

2024. LAW FIRM OF GARY M. SINGER, P.A. Counsel for Plaintiff 12 S.E. 7th Street, Suite 820 Fort Lauderdale, FL 33301 Telephone: (954) 851-1448 Facsimile: (954) 252-2189 service@garysingerlaw.com singer@garysingerlaw.com By: /s/ Gary M. Singer Gary M. Singer, Esq. Florida Bar No. 544906 24-02276SNov. 29; Dec. 6, 2024

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2024-CA-003682 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. TO: THE UNKNOWN SPOUSE, HEIRS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF BARRE YEAGER, DECEASED

Whose last known residence(s) is: 7940 North Leewyn Way, Sarasota, FL 34240

And THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIA-RIES. GRANTEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DIETTE ENGLAND YEAGER A/K/A DIETTE TEAGER, DECEASED Whose last known residence(s) is:

7940 North Leewyn Way, Sarasota, FL 34240 And HAILEY MARIE YEAGER A/K/A

HAILEY MARIE CONLEY Whose last known residence(s) is: 7940 North Leewynn Way, Sarasota, FL

3003 13th Ave S, Apt 1, Birmingham, AL 35205

2314 Summit PL, Birmingham, AL

And ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, DEVISEES,

GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are:

YOU ARE HEREBY required to file

NOTICE OF FORECLOSURE SALE

THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR SARASOTA COUNTY,

FI ORIDA

our 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, thirty (30) days of the first publication of this Notice in the Business Observer or by December 30, 2024, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: LOT 40, COUNTRY WOOD

ESTATES, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 6AND 6A THRU 6C. OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. PARCEL ID #: 0234080040

A/K/A: 7940 NORTH LEEWYN WAY, SARASOTA, FLORIDA 34240

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 service@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 Brevard County this 18 day of November, 2024.

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

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, service@dwaldmanlaw.com Nov. 29; Dec. 6, 2024 24-02249S

FIRST INSERTION

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

CIVIL DIVISION CASE NUMBER: 2024 CA 003955 SC MICHAEL GAUTIER, an individual, MARC HOWARD and LORE PORTER As Co-Trustees of the Frank Prell Revocable Trust dated March 22, 2023, Plaintiffs, vs.

ALESIO DEVELOPMENT, LLC, a Florida limited liability company, COAST CONCRETE COMPANY, LLC, a Florida limited liability company, JENNIFER BUCKMASTER, an individual. and JODY BUCKMASTER, an individual,

Defendants.

PARCEL

NOTICE is hereby given pursuant to the Final Judgment entered in the above noted case that Karen Rushing, Clerk of the Circuit Court, will sell the following property in Sarasota County, Florida, described as:

Lot 18, Block 24, Second Addition to North Port Charlotte Estates, a subdivision according to the plat thereof recorded in Plat Book 19, page 44, of the Public Records of Sarasota County Florida. PROPERTY COMMONLY KNOWN AS: 3188 Tropicaire Blvd., North Port FL 34286

ID 0939012418 At public sale, to the highest and best bidder for cash, via the internet: www. sarasota.realforeclose.com at 9:00 a.m.

on the 30th day of December 2024. 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 the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWN-ER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 21 day of Nov., 2024. Andrew W. Rosin, Esq. Fla. Bar No. 0589305 Law Office of Andrew W. Rosin, P.A. 1966 Hillview Street Sarasota, FL 34239 (941) 359-2604 (Telephone) arosin@rosinlawfirm.com Attorney for Plaintiff Nov. 29: Dec. 6, 2024

24-02261S

FIRST INSERTION

Number

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

CASE NO. 2022 CA 003098 NC U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOUISE HELLBACH, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 05, 2024, and entered in 2022 CA 003098 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOUISE R. HELLBACH, DECEASED; UNKNOWN THE UNKNO HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD M. HOFFMAN, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND CREDITORS. ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HARRIETT L. SHIVELEY, DECEASED; GRACE STURGEON; DOROTHY SHIFFLETT; MARJORIE BRIGHT: JANET BUKER: JOHN HOFFMAN; STEVE HOFFMAN; PATRICIA CAVERO; HARRIETT SHIVELEY; PAM SHIVELEY; RANCH PALMER MASTER PROPERTYOWNERS ASSOCIATION, VINTAGE INC.: GRAND CONDOMINIUM ASSOCIATION, INC.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE CHARLES HOFFMAN IV, CHARLOTTE DECEASED; HOFFMAN are the Defendant(s). Karen Rushing as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.sarasota. realforeclose.com, at 09:00 AM, on December 17, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT 13, BUILDING 3, VIN-TAGE GRAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDO-MINIUM RECORDED IN OFFI-CIAL RECORDS INSTRUMENT #2005281688, AND AMEND-MENTS THERETO, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA.

Property Address: 4008 CROCK-ERS LAKE BLVD #313, SARA-SOTA, FL 34238

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 25 day of November, 2024 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-073827 - SaR Nov. 29; Dec. 6, 2024 24-02278S FIRST INSERTION

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

FLORIDA

CASE NO.: 2024 CA 002196 SELENE FINANCE, LP, Plaintiff, VS. GABRIELLE LEGGETT; THOMAS R. LEGGETT; SORRENTO VILLAS, SECTION 5, ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 15, 2024 in Civil Case No. 2024 CA 002196, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, SELENE FINANCE, LP is the Plaintiff, and GABRIELLE LEGGETT; THOMAS R. LEGGETT; SORRENTO VILLAS, SECTION 5, ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS. DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Karen E. Rushing will sell to the highest bidder for cash at www.sarasota.realforeclose. com on January 13, 2025 at 09:00:00 AM EST the following described real

property as set forth in said Final Judgment, to wit:

UNIT 505 OF SORRENTO VIL-LAS, SECTION 5, A CONDO-MINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 977, PAGE 1765, AND ALL EX-HIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGE 10, PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

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

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

Dated this 20th day of November,

24-02250S

2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2276B

Nov. 29; Dec. 6, 2024

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA ${\rm CASE\,NO.\,2023\,CC\,006516\,SC}$

STONEYBROOK AT VENICE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ROBERT JAMES MCCUE; UNKNOWN SPOUSE OF ROBERT JAMES MCCUE; FLORIDA DEPARTMENT OF REVENUE: 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 entered in the above styled Case Number 2023 CC 006516 SC, 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:

Lot 2067, STONEYBROOK AT VENICE, UNIT 4, according to map or plat thereof as recorded in Plat Book 45, Page 28 of the Public Records of Sarasota County, Florida.

With an address of 11664 Tempest Harbor Loop, Venice, FL 34292, at public sale, to the highest and best bidder for cash via Internet at: www. sarasota.realforeclose.com on January $6,\,2025$ at $9{:}00$ am. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check

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

MENT. IF YOU ARE THE PROPERTY

OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTA-TION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANY-ONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDI-TIONAL MONEY FROM THE FORE-CLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE 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. contact the Sarasota County Please Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Michelle A. Rowe

MICHELLE A. ROWE, ESQUIRE Florida Bar No. 0036605 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, FL 34237 Ph: (941) 955-5622 E-mail: mrowe@lobeckrowe.com Secondary: dnolf@lobeckrowe.com Attorneys for Plaintiff

24-02254S

Nov. 29: Dec. 6, 2024

FIRST INSERTION

DELAPAZ,

Defendants.
NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Monday, December 30, 2024, at public sale at www. sarasota.realforeclose.com, sell to the highest bidder, for cash, the follow-

ing-described real property: Lot 13, Block 1489, 30th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 14, 14A through 14Q, of the Public Records of

Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2024-CA-003018-NC.

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 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. /s/ Albert J. Tiseo, Jr. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. $701\,\mathrm{JC}$ Center Court, Suite 3Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff

Nov. 29; Dec. 6, 2024

24-02263S



Deadline Wednesday at noon Friday Publication

CIVIL ACTION CASE NO.: 2024 CA 003018 NC DIVISION "A" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs HERMELINA DELAPAZ; her devisees, grantees, creditors,

and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective

spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described: and UNKNOWN SPOUSE OF HERMELINA

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR POSTING BY CLERK IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY,

FLORIDA

Case No.: 2024 DR 5664 NC In Re: The Marriage of : ANADI GAUR. Petitioner/Husband, and ASTHA SINHA, Respondent/Wife. TO: Astha Sinha

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any to this action on Angela Tobaygo, Esq., Petitioner/ Husband's attorney, whose address is 1266 1st Street, Suite 9, SARASOTA, FL 34236, on or before December 30, 2024 and file the original with the clerk of this court at Sarasota County Court-

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

DATED this 21 day of November, KAREN E RUSHING, CLERK

CLERK OF THE CIRCUIT COURT (Seal) By: G. Kopinsky Deputy Clerk

1266 1st Street, Suite 9, SARASOTA, FL, 34236 Nov. 29; Dec. 6, 13, 20, 202424-02262S

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

CASE NO. 2024 CA 005117 NC HOMEWARD RESIDENTIAL,

Plaintiff, vs BENJAMIN RODGER AKA BENJAMIN-PIERCE RODGER; MELISSA RODGER AKA MELISSA-MARIE RODGER; HUNTER N. RODG, ET AL. Defendants

To the following Defendant(s): BENJAMIN RODGER A/K/A BENJA-MIN-PIERCE RODGER (CURRENT RESIDENCE UNKNOWN)

Last Known Address: 2426 WISTERIA RD., VENICE, FL 34293 HUNTER N. RODGER A/K/A HUNT-ER RODGER (CURRENT RESI-DENCE UNKNOWN)

Last Known Address: 2426 WISTERIA RD., VENICE, FL 34293 MELISSA RODGER A/K/A MELIS-SA-MARIE RODGER (CURRENT

RESIDENCE UNKNOWN) Last Known Address: 2426 WISTERIA RD, VENICE, FL 34293

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described prop-

LOT 12426, 12427 AND 12428, SOUTH VENICE UNIT 48, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 12, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-IDA.

A/K/A 2426 WISTERIA RD, VENICE FL 34293

has been filed against you and you are

house, 2000 Main Street, Sarasota, Florida 34237, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition. WARNING: Rule 12.285, Florida

Angela Tobaygo, Esq., Petitioner/Husband's attorney,

FIRST INSERTION

required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before January 6, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No.

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

WITNESS my hand and the seal of this Court this 25 day of November,

Karen E. Rushing SARASOTA COUNTY CLERK OF COURT (SEAL) By Glen Kopinsky As Deputy Clerk

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110,

DEERFIELD BEACH, FL 33442 PHH20262-24/cam

Nov. 29; Dec. 6, 2024 24-02279S

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. 2024 CA 005380 NC

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN Q. BOEHM, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES, LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JOAN Q. BOEHM, 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: LOTS 15 AND 16, BLOCK 2573, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 8, 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 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 12-30-2024/(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.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and seal of this Court at County, Florida, this 21 day of November, 2024

KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Glen Kopinsky DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-247826

Nov. 29; Dec. 6, 2024

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

SARASOTA COUNTY

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

CIVIL DIVISION Case No. 2022-CA-004855 Hon. Stephen Walker

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR HOLDERS OF BANC OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-C, Plaintiff, vs. THE ESTATE OF BROOKE

ASBURY A/K/A BROOKE G. ASBURY by ZULFIIA O. TURSUNOVA as personal representative, et al., Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Sarasota County, Florida will sell the following property situated in

Sarasota County, Florida described as: LOT 10, HIGH POINT CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 10, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA.

The Clerk of this Court shall sell the property to the highest bidder for cash, on February 11, 2025 at 9:00 a.m. on

Sarasota County's Public Auction website: www.sarasota.realforeclose.com in accordance with Chapter 45, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its 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 vou. 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. LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff

By WILLIAM NUSSBAUM III, ESQUIRE Florida Bar No. 066479

24-02223S Nov. 22, 29, 2024

FOURTH INSERTION

NOTICE OF ACTION PURSUANT TO SECTION 49.10 F.S. IN THE CIRCUIT COURT OF THE TWELFTH HIDICIAL CIRCUIT IN AND FOR SARASOTA

COUNTY, FLORIDA CASE NUMBER: 2024 CA 004282 NC ACME INVESTMENT GROUP, LLC, a Florida liability company

Plaintiff, v. All persons or parties claiming an interest in the property as heirs, devisees, grantees, assigns, lienors, creditors, trustees, or other claiming by, through, under or against VIVIAN ROZIER A/K/A VIVIAN M. ROZIER A/K/A VIVIAN MERLE PHILLIPS A/K/A MERLE PHILLIPS PATE A/K/A RITA PHILLIPS,

Defendants. TO: All persons or parties claiming an interest in the property as heirs, devisees, grantees, assigns, lienors, creditors, trustees, or other claiming by, through, under or against VIV-IAN ROZIER A/K/A VIVIAN M. ROZIER A/K/A VIVIAN MERLE PHILLIPS A/K/A MERLE PHILLIPS PATE A/K/A RITA PHILLIPS, and ALL OTHERS WHOM IT MAY CON-

CERN: YOU ARE NOTIFIED that an action to foreclose real property in Sarasota County, Florida:

Lot 24, Block "C", Madison Park, as per Plat thereof recorded in Plat Book 2, Page 60, 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 JAMES D. GIB-SON, ESQUIRE, the Plaintiff's attornev whose address is GIBSON KOHL, P.L., 1800 Second Street, Suite 777, Sarasota, FL 34236, Primary Email: legaljimjdg@comcast.net Secondary Email: legaljimws2@comcast.net within 30 days after the first 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. The Notice of Action shall be published in the Business Observer for 4 consecutive weeks.

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

DATED this 30 day of October, 2024. KAREN RUSHING CLERK OF COURT (SEAL) By: Glen Kopinsky Deputy Clerk JAMES D. GIBSON, ESQUIRE,

the Plaintiff's attorney GIBSON KOHL, PI. 1800 Second Street, Suite 777, Sarasota, FL 34236, Primary Email: legaljimjdg@comcast.net Secondary Email: legaljimws2@comcast.net November 8, 15, 22, 29, 2024

24-02111S

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - South Sarasota, located at 8901 S Tamiami Trail, Sarasota, FL 34238 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/11/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Ashley Lavinder unit #00133. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 22, 29, 2024

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4951 Lakewood Ranch Blvd N Sarasota Fl 34240 12/05/2024 10:00am

Alana Turner Household Ryan Shepherd Household Zachari Klawonnhousehold Kady Bryanthousehold

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Nov. 22, 29, 2024

SECOND INSERTION

NOTICE OF SHERIFF'S SALE NOTICE is hereby given that pursuant

to the Writ of Execution issued in the Circuit Court of Sarasota, Florida, on the 17th day of October, 2024 in the cause wherein Timothy Glanden , Plaintiff, and Joann Martello and Paul Fern, Defendants, being case number 2023CA000601NC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the Defendant Joann Martello in and to the following described personal property, to-wit:

Real Property: Springbrook Farm Road Sarasota, FL 34240, (Not Homestead property) Property Record Information # 0546003016

Legal Description: The following described real property located in Sarasota County, Florida, to wit

Parcel 1: A parcel of land lying in Section 21, Township 36 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 21; thence N.01°46'30" E., along the West line of said Section 21, a distance of 719.07 feet; thence S.89°54'04" E., leaving said West line of Section 21, a distance of 479.35 feet; thence N.01°48'41" W., a distance of 970.21 feet for a Point of Beginning; thence continue N.01°48'41" W. a distance of 461.20 feet; thence S.89°54'04" E., a distance of 472.44 feet; thence S.01°50'52" E., a distance of 460.20 feet; thence N.89°54'08" W., a distance of 472.73 feet, to the Point of Be-

ginning. Springbrook Farm Road Sarasota, FL 34240, (Not Homestead property)

Property Record Information # 0546003014

Legal Description:

The following described real property located in Sarasota County, Florida, to wit Parcel 2: A parcel of land lying in Section

21, Township 36 South, Range

20 East, Sarasota County, Flor-

S 89°54'04" E leaving said West line of Section 21, a distance of 479.35 feet; thence N 01°48'41' W, a distance of 1431.41 for a Point of Beginning; thence continue N 01°48'41" W. a distance of 534.56 feet to a point on a line lying 50 feet Southerly of and parallel with the centerline of State Road 780 (Fruitville Road) as shown on Florida Department of Transportation Right of Way map recorded in Road Plat Book 2, page 2-P, of the public records of Sarasota County, Florida, same being a point on a curve to the left having a radius of 1959.86 feet, a central angle of 14°25'52", a chord bearing of S 75°15'22" E and a chord length of 492.33 feet; thence along the arc of said curve an arc length of 493.63 feet; thence S 01°05'52" E leaving said curve, a distance of 410.03 feet; thence N 89°54'04" W a distance of 472.44 feet to the Point of Beginning. I shall offer this property for sale at 2071

ida, being more particularly de-

scribed as follows: Commence at

the Southwest corner of Section

21; thence N 01°46'30" E along

the West line of said Section 21,

a distance of 719.07 feet; thence

Ringling Blvd. Sarasota, FL 34237, County of Sarasota, Florida, on January 2nd, 2025, at the hour of 1:00 p.m., or as soon thereafter as possible. $\hat{\mathbf{I}}$ will offer for sale all of the said defendant Joann Martello, right, title, and interest in the aforesaid real property, at public auction and will sell the same, subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The moneys received through the levy on sale will be paid as prescribed by F.S.S. 56.27. And in accordance with the American Disabilities Act, persons needing a special accommodation to participate in this proceeding shall contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice. Telephone 941-861-4110.

Kurt A. Hoffman, Sheriff Sarasota County, Florida Sgt. E .Alvarez #2281 Nov. 22, 29; Dec. 6, 13, 2024

24-02199S



legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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



SECOND INSERTION

Notice of Self Storage Sale

age – 17th Street located at 2590 17th St., Sarasota, FL 34237 intends to hold

a sale to sell the property stored at the

Facility by the below list of Occupants whom are in default at an Auction.

The sale will occur as an online auc-

tion via www.storagetreasures.com on 12/11/2024 at 10:00AM. Unless stated

otherwise the description of the con-

tents are household goods, furnishings and garage essentials. Christine Mc-

Masters unit #00129; Steven Durgan

unit #00474; Leon Pitts unit #00848; Ashley Stephens unit #00908; Chris-

topher Farrer unit #01001; Katherine

Laird units #01026 & #01165; Kimberly

Wheeler unit #01028. This sale may be

withdrawn at any time without notice.

Certain terms and conditions apply. See

manager for details.

Nov. 22, 29, 2024

Please take notice Hide-Away Stor-

--- ESTATE / PUBLIC SALES ---

SARASOTA COUNTY

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003276-NC **Division: Probate** IN RE: ESTATE OF VIRGINIA MARIA TANZA A/K/A VIRGINIA M. TANZA A/K/A

PEGGY TANZA $\begin{array}{c} \textbf{Deceased.} \\ \textbf{TO ALL PERSONS HAVING CLAIMS} \end{array}$ OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Virginia Maria Tanza a/k/a Virginia M. Tanza, deceased, File Number 24-CP-003276-NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 2000 Main Street, Sarasota, Florida 34237: that the decedent's date of death was August 23, 2023; that the total value of the estate is \$34,800.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Edward Tanza 514 Jason Drive Lady Lake, Florida 32159 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the de-

cedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-4717-SC **Division Probate** IN RE: ESTATE OF DAVID L. BAILEY Deceased.

The administration of the estate of DA-VID L. BAILEY, deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is November 22, 2024.

Personal Representative: DAVID M. BAILEY

617 Mountain Street Marquette, Michigan 49855 Attorney for Personal Representative: BRADEN H. SHARRER

Florida Bar Number: 0084674 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: tweiss@farr.com Nov. 22, 29, 2024 24-02214S

SAV

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 22, 2024.

Person Giving Notice: Edward Tanza 514 Jason Drive

Lady Lake, Florida 32159 Attorney for Person Giving Notice Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net Nov. 22, 29, 2024 24-02230S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 24 CP 005427 SC IN RE: ESTATE OF JUDITH STEINER Deceased.

The administration of the estate of Judith Steiner, deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street. 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 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Amanda Dittmer

12031 Lovegraff Street Venice, Florida 34293 Attorney for Personal Representative: John A. Moran, Esq. Florida Bar Number: 0718335 Dunlap & Moran, P.A. P.O. Box 3948, Suite 300 Sarasota, Florida 34230 Telephone: (941)366-0115 Fax: (941) 365-4660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail: dmprobate@dunlapmoran.com

Nov. 22, 29, 2024

SECOND INSERTION

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

Case No. 2024 CP 005483 SC Division Probate IN RE: ESTATE OF MARIE SETON B. HAMILTON Deceased.

The administration of the estate of Marie Seton B. Hamilton deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079. Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is November 22, 2024.

> Personal Representative: Will Hamilton (Nov 14, 2024 05:11 EST) Will Hamilton, as Trustee

1963 SW 24th Ave Okeechobee, FL 34974 Attorney for Personal Representative: Skip Berg, Esq. Attorney

Florida Bar Number: Attorney 1872 Tamiami Trail S., Suite D VENICE, FL 34293 Telephone: (941-493) 0871 Fax: (941-) 201-1601 E-Mail: skip@bergandkessler.com

Secondary E-mail: $pmazzie \dot{@} bergand kessler.com$ Nov. 22, 29, 2024 24-02202S

SECOND INSERTION

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

File No. 2024 CP 5263 NC IN RE: ESTATE OF ERNEST R. KRETZMER, Deceased.

The administration of the estate of ER-NEST R. KRETZMER, deceased, whose date of death was August 24, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota Circuit Court, Probate Division P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

viving 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 November 22, 2024.

Personal Representatives: PETER E. KRETZMER 1700 Ben Franklin, Unit PH-G Sarasota, FL 34236 WENDY L. MANTO 2626 N. Lakeview Avenue, Apt. 3701

Chicago, IL 60614 Attorney for Personal Representatives: ELIZABETH C. MARSHALL Florida Bar No. 0440884 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service:

Primary: emarshall@williamsparker.com Secondary:

ltraver@williamsparker.comNov. 22, 29, 2024

24-02236S

SECOND INSERTION

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

File No. 2024-CP-004511-NC **Division Probate** IN RE: ESTATE OF RONALD M. RUDIO A/K/A RONALD MICHEL RUDIO Deceased.

The administration of the estate of RONALD M. RUDIO a/k/a RONALD MICHEL RUDIO deceased whose date of death was January 31, 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 repre-

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

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

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

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

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 a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is November 22, 2024.

Personal Representatives: CHRISTIAN C. RUDIO c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, FL 34205 CARA J. RUDIO c/o Jenna Kyle Meltzer

802 11th Street West Bradenton, FL 34205 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 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: ischembri@blalockwalters.com Alternate Secondary E-Mail:

mchapman@blalockwalters.com

24-02237S Nov. 22, 29, 2024

Fax: (941) 954-9992 Primary Email: Secondary Email: tkelley@berlinpatten.com Secondary Email:

SECOND INSERTION Notice of Self Storage Sale

se take notice Hide-Away Storage - Beneva located at 335 S. Beneva Rd., Sarasota, FL 34232 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storagetreasures.com on 12/11/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Katherine Laird unit #00382; Kyle Blake Courtney unit #00449; Andrea Vansyckel unit #00626; Andrew Flores unit #00676; Joseph Little unit #00837; Raphael Godfrey unit #01030; Zachary Connor unit #01203; Regi Hostetler unit #01305; Jessica Failla unit #01425; Keith Stott unit #01428. This sale may be with drawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 22, 29, 2024

24-02195S

SECOND INSERTION

24-02196S

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that pursuant to a Writ of Execution issued in the Circuit Court of Miami-Dade, Florida, on the 30th day of July, 2024, in the cause wherein Brian R. Hersh, Plaintiff, and Victor Dessberg, Defendant, being case number 08-26278 CA 20, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the Defendant, Victor Dessberg, in and to the following described real property, to-wit:

Lot 42, Morris Industrial Park, according to the Plat thereof, as recorded in Plat Book 28, Pages 18 and 18A, of the Public Records of Sarasota County,

O Rusty Marshall Dr. Englewood, FL 34223 Parcel Identification No.: 0850080011

I shall offer this property for sale at 2071 Ringling Blvd Sarasota, FL 34237, County of Sarasota, Florida, on January 7, 2025, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said Defendant, Victor Dessberg's, right, title, and interest in the aforesaid real property, at public auction and will sell the same, subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The moneys received through the levy on sale will be paid as prescribed by F.S.S. 56.27. And in accordance with the American Disabilities Act, persons needing a special accommodation to participate in this proceeding shall contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice. Telephone 941-861-4110.

Kurt A. Hoffman, Sheriff Sarasota County, Florida Sgt. E. Alvarez # 2281 Nov. 22, 29; Dec. 6, 13, 2024

24-02240S

--- ESTATE ---

SECOND INSERTION

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

File No. 2024 CP 004754 NC IN RE: ESTATE OF DEREK P. DUTCHER, Deceased.

The administration of the Estate of DEREK P. DUTCHER, deceased, whose date of death was, is pending in the 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 Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of Decedent and other persons having claims or de-mands against Decedent's Estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION 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 a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is November 22, 2024.

SUSAN D. FORTE, Personal Representative c/o Berlin Patten Ebling, PLLC

525-1st Avenue North St. Petersburg, Florida 33701 MATTHEW D. UNZICKER, ESQ. Florida Bar No. 1015962 Berlin Patten Ebling, PLLC 8433 Enterprise Circle, Suite 200 Lakewood Ranch, Florida 34202 Telephone: (941) 907-9022 munzicker@berlinpatten.com probate@berlinpatten.com Attorneys for Personal Representative

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA, PROBATE DIVISION File No. 2024 CP 005529 SC

IN RE: ESTATE OF JEFFRY HORTEN HILLIGOSS, Deceased.

The administration of the estate of JEF-FRY HORTEN HILLIGOSS, deceased, whose date of death was October 15, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The name and contact information of the personal representative is set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Eric Hilligoss 1001 Fremont Avenue

Unit #3171 South Pasadena, CA 91031 (310) 902-5565

ehilligoss@ymail.com Nov. 22, 29, 2024 24-02242S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

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24-02229S

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SARASOTA COUNTY

FOURTH INSERTION

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

FLORIDA CASE NO.: 2024-CA-4389 KAIROS CAPITAL INVESTMENTS

Plaintiff, v. CEDRIC LE LAN; ET AL.,

To: CEDRIC LE LAN; DELPHINE LIENARD; YGD INVESTMENTS LLC; MARK LIENARD

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property

LOT 2 BLK 1763 34TH ADD TO PORT CHARLOTTE More commonly known as: Abbeville Road, North Port, FL 34288 AND LOT 14 BLK 2446 49TH ADD TO PORT CHARLOTTE More commonly known as: Masuko Avenue, North Port, FL 34288 AND LOT 47 TUCKERS SUB More commonly known as: Tucker Avenue, Sarasota, FL 34232

has been filed by Plaintiff, KAIROS CAPITAL INVESTMENTS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa

Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 12-9-2024 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 on this 28 day of October, 2024. KAREN E RUSHING, CLERK Clerk of the Circuit Court (Clerk's Seal) By: G. Kopinsky

Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 November 8, 15, 22, 29, 2024

24 - 02108S

THIRD INSERTION

NOTICE OF ZOOM HEARING ON PETITION TO APPOINT A GUARDIAN ADVOCATE, AMENDED PETITION TO WAIVE A BACKGROUND CHECK AND EDUCATIONAL REQUIREMENTS. AND PETITION TO WAIVE ANNUAL ACCOUNTINGS THE CIRCUIT COURT FOR

SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 GA 2994-SC Division Probate IN RE: GUARDIANSHIP OF DALLIS BERNABI

TO: Dallis Bernabi 3134 S. Haverland Avenue North Port, FL 34288 Joseph Barnabi 3134 S. Haberland Avenue North Port, FL 34288 Kathleen Donaldson 3134 S. Haberland Avenue North Port, FL 34288 Matthew Mayper, Esq. 1515 Ringling Blvd., Tenth Floor Sarasota, FL 34236 Stephanie A Singleton 21107 Ionia Street Port Charlotte, FL 33952

PLEASE TAKE NOTICE THAT the undersigned will have the following Petitions heard:

ISSUE: Petitioner's PETITION TO APPOINT A GUARDIAN ADVOCATE (DIN 12), AMENDED PETITION TO WAIVE A BACKGROUND CHECK AND EDUCATIONAL REQUIRE-

MENTS (DIN 11) and PETITION TO WAIVE ANNUAL ACCOUTINGS

(DIN 4) JUDGE: The Honorable MARIA RUHL

DATE AND TIME: Thursday, December 12, 2024 at 10:45 AM 15 minutes are reserved Confirmation Number: 321341 LOCATION:

Zoom Hearing Credentials: https:// www.zoom.us/ "Click Join a Meeting" Meeting ID: 953 8692 2429

Password: 138155

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, FL 34230-3079, (941)861-8000, 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/ Robert W. Segur, Esq. Florida Bar No. 0700932 Law Offices of Robert W. Segur, P.A. 2828 S. McCall Road, PMB 56 Englewood, FL 34224 Tel: 941-473-8878 legal@segurlaw.net

Attorney for Petitioner Nov. 15, 22, 29; Dec. 6, 2024

24-02156S

FOURTH INSERTION

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

Case No.: 2024 CA 3483 NC ANTHONY BOLLOM, KATIE LEANNE BOLLOM, EMILY MARIE BOLLOM, and ELENA CATHERINE SHELFORD, as the Co-Personal Representative of the ESTATE OF MARTIN PATRICK Platintiff, v.

ARGENTINO J. POMPHILE, individually, MARIA T. POMPHILE, individually, ARGENTINO J. POMPHILE AND MARIA T. POMPHILE, as Co-Trustees of THE POMPHILE FAMILY TRUST U/T/D JUNE 23, 2004, FIFTH THIRD BANK, an Ohio banking corporation, as successor by merger to FIFTH THIRD BANK, a Michigan banking corporation, f/k/a FIFTH THIRD BANK (SOUTH FLORIDA), AMERICAN MOMENTUM BANK, a foreign profit corporation, as successor in interest to Landmark Bank of Florida, HIDDEN LAKE VILLAGE OF SARASOTA, INC. as Florida not-for-profit corporation, UNKNOWN HEIRS OF MARTIN BOLLOM, 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

Defendants. TO: UNKNOWN HEIRS OF MAR-TIN BOLLOM and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING A CLAIM TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED

PROPERTY HEREIN DESCRIBED.

Last Known Address: Unknown

Current Address: Unknown
YOU ARE NOTIFIED that an action for partition of the following real property located in Sarasota County,

UNIT 2610-D, HIDDEN LAKE

VILLAGE, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1368, PAGE 1482, AND ANY AMEND-MENTS FILED THERETO, ANY CONDOMINIUM PLAT BOOK 14, PAGES 16, 16A THROUGH 16H, INCLUSIVE, PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDI-VIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO. Commonly known as: 2610 Pine Lake Terrace Unit D Sarasota, FL, 34237.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, on Bentley Goodrich Kison P.A., Plaintiff's attorney, whose address is 783 South Orange, Ave., 3rd Floor, Sarasota, FL 34236, within 30 days after the first publication of this notice, and file the original with this Court either before

will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for two consecutive weeks in

service on Plaintiff's attorney or imme-

diately thereafter; otherwise a default

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

KAREN E RUSHING, CLERK (SEAL) By: G. Kopinsky Deputy Clerk

Bentley Goodrich Kison P.A., Plaintiff's attorney, 783 South Orange, Ave., 3rd Floor, Sarasota, FL 34236

Nov. 8, 15, 22, 29, 2024 24-02103S

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY

THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CA004901NC

DIVISION "A" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs.

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

interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF CHRISTINE RAMROOP, Defendants.

TO: CHRISTINE RAMROOP; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claim-

ing to have any right, title or interest in and to the lands hereafter described: and UNKNOWN SPOUSE OF CHRIS-TINE RAMROOP:

YOU ARE HEREBY NOTIFIED that an action to foreclosure on the following described properties in Sarasota County, Florida: Lot 14, Block 2201, 46th Ad-

dition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of Sarasota County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A.,701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this

Court November 13, 2024. KAREN E. RUSHING, CLERK OF THE COURT (SEAL) By: /s/ Glen Kopinsky Deputy Clerk

24-02210S

Albert J. Tiseo, Jr., Esq. atiseo@gtslawfirm.com lbaird@gtslawfirm.com Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666

Nov. 22, 29, 2024

SECOND INSERTION

SECOND INSERTION

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

CASE NO.: 2024-CA-003027-NC DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERONICA WILSON, DECEASED, et al.,

Defendant(s).
TO: THE UNKNOWN SPOUSE, HEIRS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF VERON-ICA WILSON, DECEASED

Whose last known residence(s) is: 1708 Cambridge Dr., Venice, FL 34293-2811

ERIC JAMES WILSON A/K/A ERIC B. WILSON Whose last known residence(s) are: 37079 Parkmoor Village Drive, Colorado Springs, CO 80917 and 27425 Handle Rd., #12, Calhan, CO 80808 And ANY AND ALL UNKNOWN PAR-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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, 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, thirty (30) days of the first publication of this Notice or by December 23, 2024, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 1428, VENICE GARDENS UNIT NO. 25, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 7 AND 7A, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA. A/K/A 1708 CAMBRIDGE DR, VENICE, FL 34293

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 service@ dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, 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 13 day of November, 2024.

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

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. email to service@dwaldmanlaw.com Nov. 22, 29, 2024 24-02207S

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY

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

CIVIL ACTION CASE NO.: 24CA004915NC DIVISION "A" NEW VISTA PROPERTIES, INC.,

a Florida Corporation,

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

TO: TAMIKA M. FRASER and KALI SHELTON; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns. successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the

described; UNKNOWN SPOUSE OF

TAMIKA M. FRASER; and

SHELTON,

UNKNOWN SPOUSE OF KALI

above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF TAMIKA M. FRASER; and UNKNOWN SPOUSE OF KALI SHELTON:

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

Lot 4, Block 2133, Forty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, of the Public Records of Sarasota County,

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

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

WITNESS my hand and seal of this Court November 14, 2024. KAREN E. RUSHING, CLERK OF THE COURT (SEAL) By: /s/ Glen Kopinsky

Deputy Clerk

Albert J. Tiseo, Jr., Esq. atiseo@gtslawfirm.com lbaird@gtslawfirm.comGoldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 Nov. 22, 29, 2024

NOTICE OF ACTION CONSTRUCTIVE SERVICE - PROPERTY

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

CIVIL ACTION
CASE NO.: 24CA4909NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. ALBERT BURKE and KARLENE

D. WALCOTT-BURKE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF ALBERT BURKE; and UNKNOWN SPOUSE OF KARLENE D. WALCOTT-BURKE, Defendants.

TO: ALBERT BURKE and KARLENE D. WALCOTT-BURKE; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under

SECOND INSERTION any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF ALBERT BURKE; and UNKNOWN SPOUSE OF KARLENE D. WALCOTT-BURKE:

YOU ARE HEREBY NOTIFIED that an action to foreclosure on the following described properties in Sarasota County, Florida: Lot 18, Block 2250, 46th Addi-

tion to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of Sarasota County, Florida

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

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

WITNESS my hand and seal of this Court November 14, 2024. KAREN E. RUSHING,

CLERK OF THE COURT (SEAL) By: /s/ Glen Kopinsky Deputy Clerk

Albert J. Tiseo, Jr., Esq. atiseo@gtslawfirm.com lbaird@gtslawfirm.com Goldman, Tiseo & Sturges, P.A. 701 JC Center Court, Suite 3 Port Charlotte, FL 33954 941-625-6666 Nov. 22, 29, 2024 24-02209S

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County

or email legal@businessobserverfl.com



--- SALES ---

SECOND INSERTION

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

Case No. 2023-CA-005312-NC FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST Plaintiff, vs. ROBERT J. FRTIZ II A/K/A

ROBERT FRITZ II A/K/A ROBERT J. FRITZ, SIMONA FRITZ, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final $\,$ Judgment of Foreclosure for Plaintiff entered in this cause on July 25, 2024, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SARASOTA AND STATE OF FLORIDA, BEING A PART OF LOT 15, MAP OF IN-DIAN BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 33, OF THE PUB-LIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND BE-ING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-EAST CORNER OF SAID LOT 15; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 15. 143.87 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID SOUTH LINE 116.13 FEET; THENCE NORTH 31° 43' 00 WEST ALONG THE WEST LINE OF SAID LOT 15, 116.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15, 178.38 FEET; THENCE SOUTH 00°44'00" WEST, 98.68 FEET TO THE POINT OF BEGIN-NING. LESS THE WEST 5 FEET THEREOF.

commonly known as: 4500 BAYSHORE ROAD, SARASOTA, FL 34234; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota. realforeclose.com, on December 12, 2024 at 9:00 A.M..

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

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

Dated this November 19, 2024 By: /s/ George Zamora George Zamora Attorney for Plaintiff George Zamora (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 246300/2321645/CMP 24-02233S Nov. 22, 29, 2024

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR SARASOTA COUNTY,

CIVIL ACTION Case #: 2023 CC 001236 NC Division B

FLORIDA

DIVISION: County Civil / Criminal Wells Fargo Bank, N.A. Plaintiff, -vs.-Jonnie A. Davis; Unknown Spouse

of Jonnie A. Davis; Peter E. Topping; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023 CC 001236 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Jonnie A. Davis are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. SARASOTA.REALFORECLOSE.COM AT 9:00 A.M. on January 13, 2025, the following described property as set

forth in said Final Judgment, to-wit: LOT 416, BLOCK 2, HOLIDAY PARK, UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGES 8, 8A-

8N. OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR-

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1973, MAKE: MARK, BEARING IDENTIFI-CATION NUMBERS FLA715735

AND IH0000467. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 22-327411 FC01 WNI 24-02234S Nov. 22, 29, 2024

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2024 CA 001904 NC Truist Bank, Plaintiff, vs.

Dennis G. McCosky a/k/a Dennis McCosky, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 001904 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Truist Bank is the Plaintiff and Dennis G. McCosky a/k/a Dennis McCosky; Unknown Spouse of Dennis G. McCosky a/k/a Dennis McCosky; The Plantation Management Association, Inc.; Gardens III of St. Andrews Association, Inc. are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash www.sarasota.real foreclose.com,beginning at 09:00 AM on the 23rd day of December, 2024, the following described property as set forth in said

Final Judgment, to wit: UNIT 104, BUILDING 9, THE GARDENS III OF ST. ANDREWS PARK AT THE PLANTATION, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RE-CORDS BOOK 3033, PAGE 2662.

AS THEREAFTER AMENDED. AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 32, PAGE 13, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORI-

TAX ID: 0441074012

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; it hearing or voice impaired, call 711.

Dated this 19th day of November,

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com

By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00508 Nov. 22, 29, 2024

24-02232S

SECOND INSERTION

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

NOTICE OF SALE

Case #: 2024 CA 003195 NC DIVISION: A Wells Fargo Bank, N.A.

Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Lois L. Garner a/k/a Lois Marie Garner f/k/a Lois Marie Simpson f/k/a Lois L. Simpson f/k/a Lois Marie Lesieur f/k/a Lois M. Lesieur, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); George Joseph Simpson a/k/a George J. Simpson; Jeanette Marie Grose a/k/a Jeanette M. Grose; James William Simpson a/k/a James W. Simpson; Michael J. Simpson; Unknown Spouse of George Joseph Simpson a/k/a George J. Simpson; Unknown Spouse of Jeanette Marie Grose a/k/a Jeanette M. Grose; Unknown Spouse of James William Simpson a/k/a James W. Simpson; Unknown Spouse of Michael J. Simpson; Deer Hollow Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the $above\ named\ Defendant(s)$

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024 CA 003195 NC of the Circuit Court of the 12th Judicial Circuit in and Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and

Trustees of Lois L. Garner a/k/a Lois Marie Garner f/k/a Lois Marie Simpson f/k/a Lois L. Simpson f/k/a Lois Marie Lesieur f/k/a Lois M. Lesieur, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on December 30, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 99, DEER HOLLOW UNIT 1B, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 19 AND 19B, OF THE PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6707 24-331209 FC01 WEQ

24-0222S

Nov. 22, 29, 2024

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY CIVIL DIVISION Case No. 58-2023-CA-006902 NC Division C GTE FEDERAL CREDIT UNION Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF NANCY M. MALOY, DECEASED, RAYMOND MALOY, KNOWN HEIR OF NANCY M. MALOY, DECEASED, DARLENE HASTON, KNOWN HEIR OF NANCY M. MALOY, DECEASED, CLINTON MALOY, KNOWN HEIR OF NANCY M. MALOY, DECEASED, CLIFTON MALOY, III, KNOWN HEIR OF

SECOND INSERTION NANCY M. MALOY, DECEASED, UNKNOWN SPOUSE OF RAYMOND MALOY, UNKNOWN SPOUSE OF DARLENE HASTON, UNKNOWN SPOUSE OF CLINTON MALOY, UNKNOWN SPOUSE OF CLIFTON MALOY, III, GTE FEDERAL CREDIT UNION, CITY OF SARASOTA, FLORIDA, STATE OF FLORIDA, DEPARTMENT OF REVENUE, MIDLAND FUNDING LLC. SARÁSOTA COUNTY. FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 14. 2024, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOTS 31, 32, 33, 34 AND 35 IN-CLUSIVE, BLOCK 13, BEVERLY TERRACE, UNIT NO. 2 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 126, PUBLIC RECORDS OF SARA-SOTA COUNTY, FLORIDA.

and commonly known as: 4229 N LOCKWOOD RIDGE RD, SARASO-TA, FL 34234; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota. realforeclose.com, on February 12, 2025 at 9:00 A.M..

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

If you are a person with a disability who needs any accommodation in or-

NORTH BOUNDARY OF OF-

FICIAL RECORD BOOK 907,

PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 161.32 FEET; THENCE

NORTH 89 DEGREES 50

MINUTES OF SECONDS EAST

ALONG THE SOUTH BOUND-

ARY OF PLAT BOOK 25, PAGE

2, ALSO BEING THE NORTH BOUNDARY OF OFFICIAL

RECORD BOOK 907, PAGE

1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 90

FEET MORE OR LESS TO

THE WATERS OF PHILLIPPI

CREEK; THENCE SOUTH-

ERLY ALONG THE WATERS

OF PHILLIPPI CREEK, 75 FEET MORE OR LESS TO THE

SOUTH LINE OF OFFICIAL

RECORD BOOK 1645, PAGE 2061, 241.55 FEET MORE OR

LESS TO A POINT WHICH

LIES SOUTH 87 DEGREES 45

MINUTES 55 SECONDS EAST

ALONG THE SOUTH BOUND-

ARY OF OFFICIAL RECORD

BOOK 1645, PAGE 2061, 52.45

FEET FROM A CORNER ON

THE SOUTH LINE OF OF-

FICIAL RECORD BOOK 1645,

PAGE 2061, THENCE NORTH

PARALLEL TO THE EAST LINE OF OFFICIAL RECORD

BOOK 771, PAGE 617 WHICH

IS ALSO THE WEST LINE OF

OFFICIAL RECORD BOOK

907, PAGE I 067 AND OFFI-

CIAL RECORD BOOK 1645.

PAGE 2061, WHICH IS A PART

OF OFFICIAL RECORD BOOK

907, PAGE 1067, WHICH IN TURN IS A PART OF THE

NORTH 1/2, OF THE SOUTH-

WEST 1/4 OF THE NORTH-EAST 1/4 LYING WEST OF

PHILLIPPI RIVER IN BLOCK

1, SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA-VENICE COM-

PANY'S RIVER SUBDIVISION.

PLAT BOOK 2, PAGE 48, OF

THE PUBLIC RECORDS OF

MANATEE COUNTY, FLORIDA, AND RECORDED IN

PLAT BOOK A, PAGE 71, OF

THE PUBLIC RECORDS OF

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

Dated: November 20, 2024 By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F181350/2321150/wll Nov. 22, 29, 2024 24-02239S

SARASOTA COUNTY, FLOR-

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.: 2017-CA-000983 NC KEYBANK, N.A., SUCCESSOR BY MERGER TO FIRST NIAGARA BANK, N.A., SUCCESSOR BY MERGER TO NEW ALLIANCE BANK FKA THE NEW HAVEN SAVINGS BANK, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, PHILLIP L. DEFREEST A/K/A PHILLIP DEFREEST, DECEASED, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 29, 2024, and entered in Case No. 2017-CA-000983 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida in which Keybank, N.A., successor by merger to First Niagara Bank, N.A., successor by merger to New Alliance Bank fka The New Haven Savings Bank, is the Plaintiff and Phillip L. DeFreest aka Phillip DeFreest, Kathleen DeFreest, Shane Kingston Defreest, Unknown Party #1 N/K/A Michael Bolan, Unknown Party #2 n/k/a Heather Olson, Lorna DeFreest, Shane Kingston DeFreest, Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Phillip L. DeFreest aka Phillip DeFreest, deceased , are defendants, the Sarasota County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at the Internet: www.sarasota. realforeclose.com, Sarasota County, Florida at 9:00am on the January 17, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

COMMENCE ATNORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5,TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORI-DA; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, ALSO BEING THE CENTERLINE OF SHADE AV-ENUE, 448.10 FEET; THENCE SOUTH 86 DEGREES 10 MIN-UTES 00 SECONDS EAST

25.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHADE AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF SHADYCREEK, PLAT BOOK 25, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF OFFICIAL RE-CORD BOOK 771, PAGE 617; THENCE SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE 105.00 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE WEST CORNER OF OF-FICIAL RECORD BOOK 1645, PAGE 2061, ALSO BEING THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 907, PAGE 1067, OF THE PUB-LIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 00 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE NORTH LINE OF OF-FICIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 159.50 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE CORNER OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, THENCE NORTH ALONG THE EAST LINE OF OFFICIAL RECORD BOOK 771, PAGE 617, ALSO BEING THE WEST LINE OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK 1645, PAGE 2061, 140.00 FEET TO AN ANGLE POINT ON THE SOUTH BOUNDARY OF SHADYCREEK PLAT BOOK 25, PAGE 2, SAID ANGLE POINT ALSO BEING THE NORTH-EAST CORNER OF OFFICIAL RECORD BOOK 771, PAGE 617, AND ALSO BEING THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 907, PAGE 1067 AND OFFI-CIAL RECORD BOOK 1645, PAGE 2061, THENCE SOUTH 67 DEGREES 37 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF PLAT BOOK 25, PAGE 2, ALSO BE-ING THE NORTH BOUND-ARY OF OFFICIAL RECORD

BOOK 907, PAGE 1067 AND OFFICIAL RECORD BOOK IDA. TOGETHER WITH A 1645, PAGE 2061, OF THE STRIP OF LAND, BEING 20.0 PUBLIC RECORDS OF SARA-FEET WIDE FOR PURPOSES OF INGRESS AND EGRESS SOTA COUNTY, FLORIDA, 56.68 FEET TO THE POINT OF EASEMENT: BEGINNING; THENCE CONTINUE SOUTH 67 DEGREES COMMENCE NORTHWEST CORNER OF 37 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF PLAT BOOK 25, PAGE 2, ALSO BEING THE

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4 AT THE CENTERLINE OF SHADE AVENUE (50 FEET WIDE PUBLIC RIGHT-OF-WAY) 448.10 FEET; THENCE SOUTH 86 DEGREES 10 MIN-UTES 00 SECONDS EAST 25.06 FEET TO THE EASTER-LY RIGHT-OF-WAY OF SAID SHADE AVENUE; THENCE SOUTH ALONG SAID EAST-ERLY RIGHT-OF-WAY 26.92 FEET FOR A POINT OF BE-GINNING; THENCE NORTH 82 DEGREES 53 MINUTES 47 SECONDS EAST ALONG SAID CENTERLINE OF 20 FEET EASEMENT 212.53 FEET FOR A POINT OF TERMINATION, SAID POINT LYING SOUTH 27 DEGREES 38 MINUTES 35 SECONDS EAST 508 45 FEET FROM THE POINT OF COM-MENCEMENT. A/K/A4185 S. SHADE AVE-

NUE, 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 15 day of November,

2024.

ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq. IN - 16-033470 Nov. 22, 29, 2024 24-02227S

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE

12th JUDICIAL CIRCUIT. IN AND FOR Sarasota COUNTY, FLORIDA Case No.: 2024 DR 005229 NC

Adriana Flores, Petitioner, and Victor R. Rincon-Gonzalez

Respondent, TO: Victor R. Rincon-Gonzalez unknown

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 Adriana Flores, whose address is 2506 23rd. St. Sarasota, FL 34234 on or before 12/2/2024, and file the original with the clerk of this Court at 2000 Main Street, Sarasota, FL 34236 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

cuit 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 address(es) 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: 11-4-2024 KAREN E. RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: Deputy Clerk Nov. 15, 22, 29; Dec. 6, 2024

24-02172S

--- ESTATE ---

SARASOTA COUNTY

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 005457 NC IN RE: ESTATE OF MARGARET PERINI MYETTE Deceased.

The administration of the estate of MARGARET PERINI MYETTE, deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED.

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 November 22, 2024.

Personal Representatives: JOHN FERRARI, JR.

2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 PAMELA MYETTE 29 Highland Terrace, Apt. 2909 Plymouth, MA 02360

Attorney for Personal Representatives: JOHN FERRARI, JR., Attorney Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com pollyb@elderlegalfl.com Nov. 22, 29, 2024 24-02200S

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

SARASOTA COUNTY. FLORIDA PROBATE DIVISION File No. 2024CP005293SC **Division Probate** IN RE: ESTATE OF DOROTHY L. JOSSUND

Deceased. The administration of the estate of Dorothy L. Jossund, deceased, whose date of death was August 7, 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 attornev are set forth below.

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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is November 22, 2024.

Personal Representative: Mark E. Folzenlogen 5408 Sanrio Court

Cincinnati, Ohio 45247 Attorney for Personal Representative: Jeffrey M. Backo Attorney Florida Bar Number: 0086426 MELLOR & BACKO LLP 13801 Tamiami Trail, Suite D North Port, Florida 34287 Telephone: (941) 426-1193 Fax: (941) 426-5413 $\hbox{E-Mail: jeff@northportlaw.com}$

Secondary E-Mail: shelly@northportlaw.com

Nov. 22, 29, 2024 24-02213S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-4496 **Division Probate**

IN RE: ESTATE OF THOMAS M. PURDY, SR. Deceased. The administration of the estate of

Thomas M. Purdy, Sr., deceased, whose date of death was May 7, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division. the address of which is 3315 Tamiami Trail E., 102, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

THE 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.

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 Secions 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211.

The date of first publication of this notice is 11/22/2024.

Personal Representative: Richard Baranski

15109 Anchorage Rd. Punta Gorda, FLorida 33982 Attorney for Personal Representative: Jeffrey R. Grant, Attorney Florida Bar Number: 63918 Grant Cottrell, PLLC 5147 Castello Drive Naples, FL 34103 Telephone: (239) 649-4848 Fax: (239) 643-9810 E-Mail: jeff@grantcottrell.com Secondary E-Mail:

ALL CLAIMS NOT FILED WITHIN

jennifer@grantcottrell.com Nov. 22, 29, 2024 24-02221S



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA. PROBATE DIVISION File No. 2024 CP 005343 SC

IN RE: Estate of JOHN ROBERT HOLLOWAY Deceased.

The administration of the estate of JOHN ROBERT HOLLOWAY, deceased, whose date of death was October 1, 2024, 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

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

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

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

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

The date of first publication of this notice is: November 22, 2024.

Personal Representatives: Julie Hinson 107 S. Mitchell Alma, MO 64001 and Jennifer Schreiman 10752 Liter Rd. Blackburn, MO 65321

Attorney for Personal Representative Alfred J. Pandl, Florida Bar Number: 1022400 PANDL LAW PLLC 871 Venetia Bay Blyd., Suite 231 Venice, Florida 34285 Telephone: (941) 548-1071 $\hbox{E-Mail: APANDL@PANDLLAW.COM}$ Nov. 22, 29, 2024 24-02198S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Sarasota COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5158 NC **Division Probate** IN RE: ESTATE OF Stephen S. Smith Deceased.

The administration of the estate of Stephen S. Smith, deceased, whose date of death was April 19th, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division. the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-munity 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 November 22, 2024.

Tracy C. Smith c/o Kanetsky, Moore & DeBoer, PA P.O. Address: 227 Nokomis Avenue South Venice, FL 34285

Personal Representative JON R. FAHS, Jr. KANETSKY, MOORE & DeBOER, P.A. ATTORNEYS AT LAW Attorneys for Personal Representative 227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 1025389 Email Addresses: jrf@kmdpa.com Nov. 22, 29, 2024 24-02206S

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2024 CP 005375 NC IN RE: ESTATE OF HARRIET B. HESSLER,

Deceased. The administration of the ESTATE OF HARRIET B. HESSLER, deceased, File Number 2024 CP 005375 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County Courthouse, Probate Division, P.O. Box 3079, Sarasota, FL 34230-3079. The name and address of the 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, 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this Notice is November 22, 2024

> Personal Representative: GLENN E. HESSLER 6294 Buckingham St.

Sarasota, FL 34238 Attorney for Personal Representative: JERREL E. TOWERY JERREL E. TOWERY, P.A. Fla. Bar #267351 304 W. Venice Ave. #220 Venice, FL 34285 Phone: (941) 485-3391 E-mail: jerrel@towervlaw.comcastbiz.net Nov. 22, 29, 2024 24-02231S

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY. FLORIDA PROBATE DIVISION Case No.: 2024-CP-005170-NC

IN RE: ESTATE OF WILLIAM D. WHITNEY Deceased. TO ALL PERSONS HAVING CLAIMS

DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered on October 31, 2024 in the estate of William D. Whitney, deceased, File Number 2024 CP 005170 NC, by the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota FL 34237; that the decedent's date of death was April 18, 2024; that the total

value of the estate is real property valued at \$68,300.00 and that the name and address of those to whom it has been assigned by such order are: Name Address Jeanne Whitney 19 Vail Road, Vail, CO 81657 Eric Whitney 4193 Kamalani Lane,

Princeville, HI 96722 Mark Whitney 66 Hillside Road, North Attleboro, MA 02760 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 AND 733.710 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, 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 November 22, 2024.

Petitioner: /s/ Jeanne Whitney 19 Vail Road Vail, CO 81657

Attorney for Petitioner: /s/ James L. Essenson James L. Essenson, Esquire 100 Wallace Ave., Ste. 310, Sarasota, FL 34237 Phone (941) 954-0303 essenson@essensonlaw.com bwelch@essensonlaw.com Fla. Bar # 0359033 Nov. 22, 29, 2024 24-02226S SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 5433 NC IN RE: ESTATE OF DONATO L. LIMONGELLI

Deceased The administration of the estate of DONATO L. LIMONGELLI, deceased, whose date of death was May 25, 2024 is pending in the Circuit Court for Sarasota County, Florida, Probate Division; File Number 2024 CP 5433 NC; the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and $addresses\ of\ the\ personal\ representative$ and the personal representative's attornev are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, 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 THIRTY (30) DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, 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 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 PUBLICA-TION OF THIS NOTICE IS: November 22, 2024.

Personal Representative: AGOSTINO LIMONGELLI

8600 Culebra Ave. North Port, Florida 34287 Attorney for Personal Representative: George Browning III Attorney Florida Bar No.125555 46 N. Washington Blvd., Suite 27 Sarasota, FL 34236 941-366-2782

Nov. 22, 29, 2024 24-02235S

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-5336-NC IN RE: ESTATE OF JANICE L. TROYER. Deceased.

SECOND INSERTION

The administration of the Estate of JANICE L. TROYER, Deceased, whose date of death was April 25, 2024 is pending in the Circuit Court for Sarasota County, Florida, Probate Division. the address of which is P.O. Box 3079, Sarasota, FL 34230-3070. The names and addresses of the Personal Representative and the Personal Representa-

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

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

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this

notice is: November 22, 2024.

MERLE M. TROYER Personal Representative

6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Justin W. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email: mscott@najmythompson.com Nov. 22, 29, 2024 24-02238S SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY FLORIDA PROBATE DIVISION File No. 2024-CP-004544 IN RE: ESTATE OF LOUIS STANLEY COHEN,

a/k/a LOUIS S. COHEN

Deceased.The administration of the estate of Lou-Stanley Cohen, deceased, whose date of death was April 22, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2071 Ringling Boulevard, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative: Lauretta S. Harris 1709 Clower Creek Drive, BR-204

Sarasota, FL 34231 Attorney for Personal Representative: Angela Siegel, Esq. Email Addresses: $law of fice @\, angelasie gel. com$ Florida Bar No. 0964468 1205 Franklin Avenue, Ste. 330 Garden City, New York 11530 Telephone: 516-741-6100 Nov. 22, 29, 2024 24-02197S

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 2740 NC IN RE: ESTATE OF STEPHEN H. FRIEDMAN

Deceased. The administration of the estate of Stephen H. Friedman, deceased, whose date of death was January 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division. the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 22, 2024. Personal Representative:

Alexander Maxwell Friedman 2350 6th Avenue #4J San Diego, California 92101 /s/ Amanda O. Singleton

Amanda O. Singleton Attorney Florida Bar Number: 0015957 SINGLETON LEGAL PLLC 425 22nd Avenue N., Suite D SAINT PETERSBURG, FL 33704 Telephone: $(727)\ 755-4316$ Fax: (727) 234-8183 E-Mail: amanda@singletonlegal.com

Nov. 22, 29, 2024