

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Chantel Ray Team located at 6330 Hollywood Blvd in the City of Sarasota, Sarasota County, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 26th day of September, 2025.		
Canzell Inc		
October 3, 2025	25-01882S	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
4029 Bee Ridge Road Sarasota, FL 34233, on 10/23/2025 at 10:00am		
Katherine Carey		
- Household Goods/Furniture, holiday stuff		
Mariah Whittemore		
-4 beds 1 king, full, 2 twins, toddler bed, Bins, Dressers 3, Kids stiff, Boxes 30		
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
October 3, 10, 2025	25-01867S	

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:		
757 Apex Rd		
Sarasota, FL 34240		
10/23/2025 at 10:00am		
Robert Burns		
Furniture, clothing, bicycles, miscellaneous items.		
Carol Padula		
household items, boxes		
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
October 3, 10, 2025	25-01868S	

FIRST INSERTION		
GRACEWATER SARASOTA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS		

The Board of Supervisors ("Board") of the Gracewater Sarasota Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at the offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237 at 12:00 p.m., on the following dates:

October 15, 2025
November 19, 2025
December 17, 2025
January 21, 2025
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

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

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

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the 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.

District Manager	
October 3, 2025	25-01899S

FIRST INSERTION		
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that Henry Feit / PALM TECH IT LLC will engage in business under the fictitious name PALM TECH IT, with a physical address 166 Sea Anchor Dr Osprey, Florida 34229, with a mailing address 166 Sea Anchor Dr Osprey, Florida 34229, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.		
October 3, 2025	25-01909S	

FIRST INSERTION		
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that Kristi Brown / COMMUNITY OUTREACH PARTNERSHIPS, LLC will engage in business under the fictitious name RETAIL OUTREACH PARTNERS, with a physical address 6157 MIDNIGHT PASS RD, F12 Sarasota, Florida 34242, with a mailing address 6157 MIDNIGHT PASS RD, F12 Sarasota, Florida 34242, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.		
October 3, 2025	25-01922S	

FIRST INSERTION		
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that Kristi Brown / COMMUNITY OUTREACH PARTNERSHIPS, LLC will engage in business under the fictitious name COMMUNITY OUTREACH PARTNERS, with a physical address 6157 MIDNIGHT PASS RD, F12 Sarasota, Florida 34242, with a mailing address 6157 MIDNIGHT PASS RD, F12 Sarasota, Florida 34242, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.		
October 3, 2025	25-01921S	

FIRST INSERTION		
PUBLIC NOTICE		
The City of Venice Building and Construction Services, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City of Venice intent to revise the flood hazard information, generally located east of 175, west of Rustic Road, and north of Ranch Road. Specifically, the flood hazard information will be revised within the Dona Bay/Cow Pen Slough Watershed. JEN TAMPA 1, LLC and BANYAN LAND CAPITAL, LLC has constructed a residential development, affecting several unnamed wetlands and ponds, including 091203_N, 091204_N, 091230_N, 091237_N, 091238A_N, 091238B_N, 091241_N, 094154_N, Pond N2, Pond N3, Pond N5, Pond N6, Pond N8.		
As a result of the revision, the 1% annual chance water-surface elevations shall increase, decrease, and be established, and the 1% annual chance floodplain shall widen, narrow, and be established within the area of revision.		

Maps and detailed analysis of the revision can be reviewed at the City of Venice Operations Center 401 West Venice Avenue, Venice, FL 34285. Interested persons may call Derek Applegate, Building Official at (941) 882-7451 for additional information from 8 AM to 5 PM during working hours to discuss.	
October 3, 2025	25-01883S

FIRST INSERTION		
SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS		

The Board of Supervisors ("Board") of the Sarasota National Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 1:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 on the following dates:

October 14, 2025
November 10, 2025
February 10, 2026
April 14, 2026
July 14, 2026
August 11, 2026

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

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

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the 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.

District Manager	
October 3, 2025	25-01898S

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 South Tamiami Tr. Sarasota FL 34231 on 10/23/2025 at 10:00 a.m.		
Anthony Ganas		
Sports/outdoors/household		
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
October 3, 10, 2025	25-01869S	

FIRST INSERTION		
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Coastal United Title Services located at: 95 So. Middletown Road in the city of Nanuet NY, 10954 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 30th day of September 2025.		
OWNER:		
HUDSON UNITED TITLE SERVICES LLC		
95 So. Middletown Road		
Nanuet NY, 10954		
October 3, 2025	25-01918S	

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, October 10, 2025, at 11:00 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 the District Office.

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	
October 3, 2025	25-01927S

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002966 SC Division Probate IN RE: ESTATE OF RICHARD F. STEINLE Deceased.		

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court, r.t ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property

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

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

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

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

Personal Representative:
Sharyn Simms
1987 Barley Road
Marriottsville, MD 21104

Attorney for Personal Representative:

John T. Griffin

Attorney

Florida Bar Number: 0674281

GRIFFIN & GRIFFIN

7077 S. Tamiami Trail

Sarasota, FL 34231

Telephone: (941) 966-2700

Fax: (941) 966-2722

E-Mail: john@griffinelderlaw.com

Secondary E-Mail:

tish@griffinelderlaw.com

October 3, 10, 2025 25-01901S

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

Business Observer

1V10184

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025CP003209NC
IN RE:
LESTER JAMES EBERT
Deceased.

The administration of the estate of Lester James Ebert, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representatives
/s/ Annette Ebert
P.O. Box is 221
Bayshore Road, Venice, FL 34275.
Attorney for Personal Representative
s/ Marc J. Soss
Marc J. Soss, Esq
FBN: 0927045
9040 Town Center Parkway
Lakewood Ranch, FL 34202
Telephone: (941) 928-0310
Email: mjs@fl-estateplanning.com
October 3, 10, 2025 25-01891S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 4453 NC
IN RE: ESTATE OF
MORRIS M. TRUMBLE
Deceased.

The administration of the Estate of MORRIS M. TRUMBLE, Deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative:
Lana Kepler
2831 Ringling Blvd. #213D
Sarasota, FL 34237
Attorneys for Personal Representative:
DUNLAP & MORAN, P.A.
Post Office Box 3948
Sarasota, Florida 34230-3948
Telephone: (941) 366-0115
Fax: (941) 365-4660
By: Daniel J. Jackson, Esq. 9-29-25
Florida Bar No. 1015499
Primary E-Mail:
djackson@dunlapmoran.com
Secondary E-Mail:
eserve@dunlapmoran.com
October 3, 10, 2025 25-01912S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003859
Division Probate
IN RE: ESTATE OF
CONNIE SUE TWILLEY
Deceased.

The administration of the estate of Connie Sue Twilley, deceased, whose date of death was March 22, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
Charlotte Marcum
351 Home Park Rd
Venice, Florida 34285
Attorney for Personal Representative:
Anthony G. Mowry, Esq.
Attorney for the
Personal Representative
Florida Bar Number: 107374
Berg, Brewer, Kessler & Mowry, PLLC
1872 S. Tamiami Trail
Suite D
Venice, FL 34293
Telephone: (941) 493-0871
E-Mail: Tony@bkmpllc.com
Secondary E-Mail:
Elizabeth@bkmpllc.com
October 3, 10, 2025 25-01917S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001187 NC
IN RE: ESTATE OF
RITA K. CURTIS A/K/A
RITA KATHLEEN CURTIS,
Deceased.

The administration of the estate of RITA K. CURTIS AKA RITA KATHLEEN CURTIS, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

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

Personal Representative:
LEO M. MEGOW
7720 Indian Oaks Drive, Apt I304
Vero Beach, FL 32966
Attorney for Personal Representative:
KEVIN PILLION, ESQ.
Life Planning Law Firm
Florida Bar No. 70288
1671 Mound Street
Sarasota, FL 34236
Telephone: (941) 914-6000
Email: kevin@lifelawfirm.com
Alt Email: service@lifelawfirm.com
October 3, 10, 2025 25-01892S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
CASE No. 2025 CP 004364 NC
IN RE: ESTATE OF
NORMA M. OATWAY,
Deceased.

The administration of the ESTATE OF NORMA M. OATWAY, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

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

Personal Representative:
JUDITH E. SULLIVAN
c/o 1217 S. Tamiami Trail
Sarasota, Florida 34239
Attorney for Personal Representative:
J. ALLISON ARCHBOLD
Florida Bar Number: 115088
Archbold Law Firm, P.A.
1217 S. Tamiami Trail
Sarasota, FL 34239
Telephone: (941) 960-8825
Fax: (941) 313-8456
Primary Email: jaa@archbold.law
Secondary Email:
service@archbold.law
October 3, 10, 2025 25-01910S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 4177 NC
IN RE: ESTATE OF
MELANIE A. SAMMONS
Deceased.

The administration of the estate of MELANIE A. SAMMONS, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

Personal Representative:
ROBERT P. WALKER
405 Connecticut Avenue
Warren, Pennsylvania 16366
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfi.com
Secondary E-Mail:
pollyb@elderlegalfi.com
October 3, 10, 2025 25-01923S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 004214 NC
IN RE: ESTATE OF
PETER R. MAKOWSKI
Deceased.

The administration of the estate of Peter R. Makowski, deceased, whose date of death was 4/09/2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

Personal Representative:
Mary C. Reiling
3624 Beneva Oaks Blvd.
Sarasota, FL 34238-2517
Attorney for Personal Representative:
Bruce A. McDonald
Florida Bar No. 263311
McDonald Fleming
Attorneys for Personal Representative
Suite B, PMB # 137
707 E. Cervantes St.
Pensacola, FL 32501-3286
(850) 346-7926
bamcdonald@pensacolalaw.com
weston@pensacolalaw.com
October 3, 10, 2025 25-01877S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 003254 NC
Division Probate
IN RE: ESTATE OF
BARBARA I. JANECKZO
Deceased.

The administration of the estate of BARBARA I. JANECKZO, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
Robert Brooks
26 East Ave.
Atlantic Highlands, NJ 07716
Attorney for Personal Representative:
Anthony G. Mowry
Florida Bar Number: 107374
Berg, Brewer, Kessler & Mowry, PLLC
1872 S. Tamiami Trail
Suite D
Venice, FL 34293
Telephone: (941) 493-0871
E-Mail: Tony@bkmpllc.com
Secondary E-Mail: patti@bkmpllc.com
October 3, 10, 2025 25-01914S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 4317 NC
Division PROBATE
IN RE: ESTATE OF
GINA MARIE ACEVEDO
Deceased.

The administration of the estate of GINA MARIE ACEVEDO, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
Gustavo Acevedo
5433 Stonehaven Lane
Sarasota, Florida 34233
Attorney for Personal Representative:
Whitney C. Glaser
Attorney
Florida Bar Number: 0059072
3027 Manatee Avenue West
Suite B
Bradenton, FL 34205
Telephone: (941) 241-8266
Fax: (941) 241-8304
E-Mail:
whitney@whitneyglaserlaw.com
Secondary E-Mail:
paralegal@whitneyglaserlaw.com
October 3, 10, 2025 25-01876S

SAVE
TIME



Email your Legal Notice
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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
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LV20506_V33

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003895-NC Division: Probate IN RE: ESTATE OF STEPHEN TOM SIMON a/k/a STEPHEN T. SIMON Deceased. The administration of the estate of STEPHEN TOM SIMON a/k/a STEPHEN T. SIMON, deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

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

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004585 SC Division: Probate IN RE: ESTATE OF OLGA D. SMITH Deceased. The administration of the estate of OLGA D. SMITH, deceased, whose date of death was November 24, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 Tamiami Trail S., Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property

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

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

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

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

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004284 NC Division: Probate IN RE: ESTATE OF THOMAS WOODWARD CARLOUGH, Deceased. The administration of the estate of Thomas Woodward Carlough, deceased, whose date of death was July 21, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

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

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

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

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

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

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No. 2025 CP 002673 SC IN RE: ESTATE OF FIFICA D. LAMBERT Deceased. The administration of the estate of Fifica D. Lambert, deceased, whose date
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-4686 SC IN RE: ESTATE OF JACQUELINE FRANCES MCCARTHY, Deceased. The administration of the estate of JACQUELINE FRANCES MCCARTHY, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is The Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Blvd, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025 CP 004420 NC IN RE: ESTATE OF DOUGLAS WAYNE FRUEHWALD, A/K/A DOUGLAS W. FRUEHWALD Deceased. The administration of the estate of Douglas W. Fruehwald, deceased, whose date of death was on or about July 28, 2025, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS
FIRST INSERTION
AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. The date of first publication of this notice is October 3, 2025. Personal Representative: Shari L. Fruehwald 4171 Ashton Road Sarasota, FL 34233 Attorney for Personal Representative: James L. Essenson, Esq. (FBN 0359033) 100 Wallace Ave., Ste. 310 Sarasota, FL 34237 Phone (941) 954-0303 essenson@essensonlaw.com bwehch@essensonlaw.com October 3, 10, 2025 25-01894S

of death was March 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this

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

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

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

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

Signed on this 30th day of September, 2025.

JOHN J. WASKOM
Personal Representative
John J. Waskom, Esq.
Attorney for Personal Representative
Florida Bar No. 0962181
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
8470 Enterprise Cir Ste 201
Lakewood Ranch, FL 34202
Telephone: 941-907-0006
Email: jwaskom@icardmerrill.com
Secondary Email:
kcapp@icardmerrill.com
October 3, 10, 2025 25-01916S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025 CP 004420 NC IN RE: ESTATE OF DOUGLAS WAYNE FRUEHWALD, A/K/A DOUGLAS W. FRUEHWALD Deceased. The administration of the estate of Douglas W. Fruehwald, deceased, whose date of death was on or about July 28, 2025, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS
FIRST INSERTION
AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. The date of first publication of this notice is October 3, 2025. Personal Representative: Shari L. Fruehwald 4171 Ashton Road Sarasota, FL 34233 Attorney for Personal Representative: James L. Essenson, Esq. (FBN 0359033) 100 Wallace Ave., Ste. 310 Sarasota, FL 34237 Phone (941) 954-0303 essenson@essensonlaw.com bwehch@essensonlaw.com October 3, 10, 2025 25-01894S

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

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

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

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

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

Personal Representative:
PATSY R. GEORGE
357 Mt. View Drive
Wheeling, West Virginia 26003
Attorney for Personal Representative:
Meghan Griffin Persampiere
Florida Bar Number: 1034073
Dunlap & Moran, P.A.
P.O. Box 3948
Suite 300
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail:
mpersampiere@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
October 3, 10, 2025 25-01902S

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

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

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

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

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

Personal Representative:
STACEY L. C. FREDERICK
3025 Salem Ave.
Sarasota, FL 34232
Attorney for Personal Representative:
ROSE-ANNE B. FRANO
Florida Bar No. 0592218
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service:
Primary: rfrano@williamsparker.com
Secondary:
elethbridge@williamsparker.com
October 3, 10, 2025 25-01924S

THIS NOTICE.

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

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

October 3, 10, 2025 25-01913S

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004190 NC IN RE: ESTATE OF BARRY LEE CHEVALIER, Deceased. The administration of the estate of BARRY LEE CHEVALIER, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property

must be filed with the clerk.

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

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

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

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

ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE OF SHERIFF'S SALE
IN THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA
CASE NO.: 2025CA000886SC
VENICE PLAZA LTD
VS
NOMAD'S ELITE
PERFORMANCE,LLC
DAMON WILSON &
LISA MICHELLE WILSON
NOTICE is hereby given that pursuant to a Writ of Execution issued in the Circuit Court of Sarasota County, Florida, on the 1st day of August 2025, in the cause wherein Venice Plaza, LTD, Plaintiff, and Nomad's Elite Sports performance, LLC, et al, Defendants, being case number 2025CA000886SC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the Defendants, Damon Wilson and Lisa Michelle Wilson, in and to the following described real property, to-wit:
520 Orange Blossom Lane, Nokomis, FL 34275, Lot 23, Carney's Subdivision, Unit No. 2, as per Plat thereof recorded in Plat Book 17, Page 51, of the public records of Sarasota County.
All bidders must have Drivers License

with them and must register with civil clerk at location of sale prior to start time of sale.
I shall offer this property for sale at 2071 Ringling Blvd Sarasota, FL 34237, County of Sarasota, Florida, on November 4, 2025, at the hour of 1:00 p.m., or as soon thereafter as possible. I will offer for sale all of the said defendant's, Damon Wilson and Lisa Michelle Wilson, right, title, and interest in the aforesaid real property, at public auction and will sell the same, subject to taxes, all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The moneys received through the levy on sale will be paid as prescribed by F.S.S. 56.27.
In accordance with the American Disabilities Act, persons needing a special accommodation to participate in this proceeding shall contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice.
Telephone 941-861-4110
Kurt A. Hoffman, Sheriff
Sarasota County, Florida
Sgt. E. Alvarez #2281
October 3, 10, 17, 24, 2025

25-01915S

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR SARASOTA COUNTY,
FLORIDA.
CIVIL DIVISION
CASE NO. 2025 CA 001425 NC
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
CLINT S. JONES A/K/A CLINT
STEPHEN JONES; ANGELA F.
JONES A/K/A ANGELA FOX
JONES; UNKNOWN TENANT
NO. 1; UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated September 17, 2025, and entered in Case No. 2025 CA 001425 NC of the Circuit Court in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and CLINT S. JONES A/K/A CLINT STEPHEN JONES; ANGELA F. JONES A/K/A ANGELA FOX JONES; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KAREN E. RUSHING, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com, at 9:00 a.m., on November 4, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 1486, SARASOTA SPRINGS SUBDIVISION, UNIT NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 43, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN

ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
North Sarasota County (case numbers ending in NC):
If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or <https://www.legalaidofmanasota.org> or Gulfcoast Legal Services at (800) 230-5920 or <https://www.gulfcoastlegal.org>. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or <https://www.floridabar.org/public/lrs/>.
South Sarasota County (case numbers ending in SC):
If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or <https://www.legalaidofmanasota.org>. Gulfcoast Legal Services at (800) 230-5920 or <https://www.gulfcoastlegal.org> or United Way of South Sarasota County, Inc. at (941) 484-4811 or <https://www.uwssc.org>. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or <https://www.floridabar.org/public/lrs/>.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED September 25, 2025.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-214943 / TM1
October 3, 10, 2025

25-01907S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR SARASOTA COUNTY,
FLORIDA
Case No.: 2025 CA 003549 NC
Division: Civil
PNC Bank, National Association
Plaintiff, vs.
Emily A. Johnson, as an heir to the
Estate of Kyle Salomone, AKA Kyle
R. Salomone, deceased., et al.
Defendants.
To: UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES, OF THE ESTATE OF KYLE SALOMONE AKA KYLE R. SALOMONE, DECEASED. 1622 STICKNEY POINT ROAD #102 SARASOTA, FL 34231
UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES, OF THE ESTATE OF KYLE SALOMONE AKA KYLE R. SALOMONE, DECEASED., and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Sarasota County, Florida:
Situating in Sarasota County, Florida:
Unit 102, Building 3, Castel Del Mare Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1088, Page 1305, and all exhibits

and amendments thereof, and as per plat thereof recorded in Condominium Book 8, Page 44, as amended, of the Public Records of Sarasota County, Florida.
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the 25 day of Sept., 2025.
KAREN E. RUSHING,
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
By: G. Kopinsky (SEAL)
Deputy Clerk

25-013747_SCM
October 3, 10, 2025 25-01887S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-002914 NC
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCAF ACQUISITION TRUST
Plaintiff, vs.
KORY EDWARD SANDLIN
AKA KORY E SANDLIN,
INDIVIDUALLY, KORY EDWARD
SANDLIN AKA KORY E SANDLIN,
AS TRUSTEE OF THE PAMELA
KAY SANDLIN REVOCABLE
TRUST AGREEMENT U/A/D
1/7/22, UNKNOWN SUCCESSOR
TRUSTEE OF THE PAMELA KAY
SANDLIN REVOCABLE TRUST
AGREEMENT U/A/D 1/7/22,
UNKNOWN BENEFICIARIES
OF THE PAMELA KAY SANDLIN
REVOCABLE TRUST AGREEMENT
U/A/D 1/7/22, UNKNOWN
SPOUSE OF KORY EDWARD
SANDLIN AKA KORY E SANDLIN,
SARASOTA COUNTY, FLORIDA,
CLERK OF COURT, AND
UNKNOWN TENANTS/OWNERS,
Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 31, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:
LOT (S) 25 AND 26, BLOCK 851,

NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
and commonly known as: 3110 TAUNTON AVE, NORTH PORT, FL 34286; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on December 2, 2025 at 9:00 A.M..
Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this September 30, 2025
By:/s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
318000/2425139/CMF
October 3, 10, 2025 25-01920S

FIRST INSERTION

NOTICE OF ACTION BY
PUBLICATION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
Case No.: 2025 CA 003649 NC
AILEEN J. FORST,
DANE G. FORST, and AILEEN J.
FORST and DANE G. FORST, as
Co-trustees of The Forst Family
Revocable Trust u/a/d June 13, 2012,
Plaintiff, v.
HOMEBANC MORTGAGE
CORPORATION, MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC., AND ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT TITLE, OR
INTEREST IN THE PROPERTY,
LOAN, OR MORTGAGE
DESCRIBED HEREIN,
Defendants.
TO: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT TITLE, OR INTEREST IN THE PROPERTY, LOAN, OR MORTGAGE DESCRIBED HEREIN;
YOU ARE HEREBY notified that an action seeking to quiet title against the named Defendants and to extinguish the encumbrance through the mortgage recorded on June 3, 2005 at Official Records Instrument Number: 2005120182 in the Public Records of Sarasota County, Florida, upon the following described real property located in SARASOTA County, Florida:

7673 Bergamo Avenue, Sarasota, FL 34238
Lot 904, Villagewalk, Unit 4B, a subdivision, according to the plat thereof recorded at Plat Book 44, Pages 14, 14A through 14D, in the Public Records of Sarasota County, Florida.
PID: 0118120049
(the "Property").
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Derek W. Eise-mann, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on this 25 day of September, 2025.
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
(SEAL) BY: G. Kopinsky
As Deputy Clerk
Oct. 3, 10, 17, 24, 2025 25-01889S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 004226 NC
IN RE: ESTATE OF
ROBERT F. GRIFFIN,
Deceased.
The administration of the estate of ROBERT F. GRIFFIN, deceased, whose date of death was July 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 3, 2025.
Personal Representative:
SUSAN SCHNEIDER
638 Bartell Place
Ridgewood, NJ 07450
Attorney for Personal Representative: ELIZABETH C. MARSHALL
Florida Bar No. 0440884
Williams Parker Harrison Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of
Email Addresses for service:
Primary:
emarshall@williamsparker.com
Secondary:
jaltetruse@williamsparker.com
October 3, 10, 2025 25-01929S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 4402 NC
Division Probate
IN RE: ESTATE OF
EUGENE L. FRITZ
Deceased.
The administration of the estate of Eugene L. Fritz, deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 3, 2025.
Personal Representative:
Janice Groves
835 Cypress Rd
Venice, Florida 34293
Attorney for Personal Representative: Daniel Hooper Smith, Esq., Attorney Florida Bar Number: 1006829
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, Florida 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: daniel@wiesnerlaw.com
Secondary E-Mail:
sherri@wiesnerlaw.com
Tertiary E-Mail:
rachel@wiesnerlaw.com
October 3, 10, 2025 25-01928S

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
Case No. 2025-CC-005679-SC
BROOK TO BAY RESIDENTS'
COOPERATIVE, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
CARROLL D. HAYES a/k/a
CARROLL DEAN HAYES,
JR., deceased; DEAN R.
HAYES, deceased; BRITTANY
BOJORQUEZ; LUCY HAYES;
JOHN DOE and MARY DOE,
as Unknown Occupants; and the
respective unknown spouses, heirs,
devises, grantees, creditors and
other parties claiming by, through,
under or against them, if alive, and if
any of the named above-referenced
defendants are dead, any heirs,
devises, grantees, assignees,
lienors, creditors, trustees, or other
persons or entities claiming to have
any right, title or interest in and to
the property which constitute the
subject matter of this action,
Defendants.
To: CARROLL D. HAYES a/k/a CARROLL DEAN HAYES, JR., deceased; DEAN R. HAYES, deceased; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action,
YOU ARE NOTIFIED that an action to foreclose a lien against the following-described real property in Sarasota County, Florida:
Unit 147 of BROOK TO BAY

RESIDENTS' COOPERATIVE, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in O.R. Book 1811, Pages 1 through 28, of the Public Records of Sarasota County, Florida.
and
1970 single wide mobile home, VIN: 60128434
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TAMSEN HAYS, Esq. of Wotitzky, Wotitzky & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 3 day of November, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this September 26, 2025.
KAREN E. RUSHING
Clerk of Courts
(SEAL) BY: G. Kopinsky
Deputy Clerk
Tamsen Hays, Esq.
Wotitzky, Wotitzky & Young, P.A.
1107 West Marion Avenue, Unit 111
Punta Gorda, FL 33950
October 3, 10, 2025 25-01888S

Q&A

Do I need to register my business' name?

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

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

To publish your legal notice call:

941-906-9386

UV8237-V7

FIRST INSERTION	
NOTICE OF ACTION FOR CHAPTER 751 CUSTODY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO: 2025-DR-003863-NC IN RE: THE INTEREST OF: L.J.H., Child, JAMES HARRIS Petitioner, GLENDIE HARRIS, Petitioner, and FREYLIISHA BIONCA SMALLS, Respondent/Mother, BABY JAMES HARRIS, Respondent/Father. TO: BABY JAMES HARRIS Last Known Address: Unknown YOU ARE NOTIFIED that an action for Chapter 751 Custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on BRENNA CAMERON, ESQ. Gulfcoast Legal Services, Inc., whose address is 1111 3rd Ave. W., Suite 100 Bradenton, FL 34205 on or before 11-3-2025, and file the original with the Clerk of this Court at Sarasota County Clerk of Court, 2000 Main St, Sarasota, FL 34237 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against	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 request. You must keep the Clerk of the Circuit Court's office notified of your current address. You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: September 24, 2025. KAREN E. RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: G. Kopinsky Deputy Clerk Oct. 3, 10, 17, 24, 2025 25-01895S

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

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

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA Case No. 2025 CP 004106 SC IN RE: THE ESTATE OF: JOSEPH GOP, Deceased; KAREN BETTENHAUSEN, Petitioner	The administration of the testate estate of JOSEPH GOP, deceased, whose date of death was July 15, 2025, and the last four digits of whose social security number are 6290, is pending in the 12th Judicial Circuit Court in and For Sarasota County, Florida, the address of which is 4004 S. Tamiami Trail, Venice, FL, 34293. The name of the Petitioner is Karen Bettenhausen, The name and address of the petitioner's attorney and registered agent are set forth below. 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

FIRST INSERTION	
AMENDED NOTICE OF FORECLOSURE SALE (amended to correct time of sale only) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY, CIVIL DIVISION CASE NO.: 2024-CA-002803 DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, Plaintiff, vs. BRIAN HEDGES, et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure entered on September 26, 2025 in Case No.: 2024-CA-002803 of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE is Plaintiff, and BRIAN HEDGES, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., JOCKEY CLUB OF NORTH PORT PROPERTY OWNERS' ASSOCIATION, INC., and UNKNOWN SPOUSE OF BRIAN HEDGES are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. on-line at https://sarasota.realforeclose.com on the 23rd day of October 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 14, BLOCK 2627, FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP	OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Also known as 2422 ROXBURY CIR, NORTH PORT, FL 34287 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. 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 26th day of September 2025. Sokolof REMTULLA, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@floridalitlaw.com Attorney for Plaintiff October 3, 10, 2025 25-01886S

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

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

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO: 2025 CA 001829 NC AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. SANDCASTLE PROPERTY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, INC.; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure entered in this cause on September 24, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida will sell to the highest and best bidder for cash, by electronic sale at www.sarasota.realforeclose.com, on OCTOBER 28, 2025 beginning at 9:00 am, the following described real property as set forth in the Final Judgment: Unit 112 of Country Club Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded	in Official Records Book 883, at Page 797, of the Public Records of Sarasota County, Florida, as amended, together with an undivided interest or share in the common elements appurtenant thereto. With a street address of: 649 S. Tamiami Trail, Unit 112, Venice, FL 34285-3237 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: September 24, 2025 RITTER, ZARETSKY, LIEBER & JAIME, LLP /s/ Vivian A. Jaime Vivian A. Jaime, Esquire FBN 714771 Attorney for Plaintiff 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Telephone: 305-372-0933 E-mail: Vivian@r2llaw.com Attorney for Plaintiff October 3, 10, 2025 25-01884S

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

ACTIONS / SALES

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025 CA 001877 NC MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. DANIEL GRESHAM; ANGELA GRESHAM; FIFTH THIRD BANK, N.A., SUCCESSOR BY MERGER WITH DIVIDEND SOLAR FINANCE, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 18, 2025 and entered in Case No. 2025 CA 001877 NC, of the Circuit Court of the 12th Judicial Circuit in and for SARASOTA County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and DANIEL GRESHAM; ANGELA GRESHAM; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FIFTH THIRD BANK, N.A., SUCCESSOR BY MERGER WITH DIVIDEND SOLAR FINANCE, LLC; are defendants. KAREN E. RUSHING, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.SARASOTA. REALFORECLOSE.COM, at 9:00 A.M., on October 22, 2025, the following described property as set	
forth in said Final Judgment, to wit: LOTS 8 AND 9, BLOCK 1004, TWENTYFIRST ADDITION TO PORT CHARLOTTE SUB- DIVISION, ACCORDING TO THE PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 14, PAGES 9, 9A THROUGH 9I, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORI- DA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 24th day of September 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00308 NML October 3, 10, 2025	25-01871S

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2024 CA 006286 NC DIVISION: A Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.- Amy Darr; Michael Dudash a/k/a Michael J. Dudash a/k/a Michael James Dudash; Unknown Spouse of Amy Darr; Unknown Spouse of Michael Dudash a/k/a Michael J. Dudash a/k/a Michael James Dudash; Titan Florida LLC, a Delaware limited liability company; Sarasota County, Florida; Kapitus Servicing, Inc. F/K/A Colonial Funding Network, Inc., as Servicing Provider for Direct Merchants Funding, LLC D/B/A Flash Advance; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024 CA 006286 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Amy Darr are defendant(s), I, Clerk of Court, Karen E. Rushing, will sell to the highest and best bidder for	
cash VIA THE INTERNET AT WWW. SARASOTA.REALFORECLOSE.COM , AT 9:00 A.M. on October 23, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 417, LAKE SARASO- TA UNIT FIVE, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 67, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORI- DA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 October 3, 10, 2025	25-01879S

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FLORIDA'S NEWSPAPER FOR THE G-SUITE

Business
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1V2G806A.Y/15

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2019 CA 001972 NC PINGORA LOAN SERVICING, LLC, Plaintiff, vs. TODD FRENCH, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 6, 2025 in Civil Case No. 2019 CA 001972 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein PINGORA LOAN SERVICING, LLC is Plaintiff and Todd French, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of October, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 25, BLOCK 908, OF TWEENTIETH ADDITION TO PORT CHARLOTTE SUBDIVI- SION, ACCORDING TO THE PLAT THEREOF AS RECORD-	
ED IN PLAT BOOK 14, PAGES 8, 8A THROUGH 8K, INCLU- SIVE, OF THE PUBLIC RE- CORDS OF SARASOTA COUN- TY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/ Sara Collins Sara Collins, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 53992 21-04681FL October 3, 10, 2025	25-01878S

FIRST INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2024 DR 926 SC Division: H - Div. 2 IN RE THE MARRIAGE OF: BIAGI SCOTTI, JR., Petitioner, and DANIELLE CHRISTINE DIANE SCOTTI, Respondent TO: DANIELLE CHRISTINE DIANE SCOTTI 5320 Shaffer Ave. North Port, FL 34291 YOU ARE NOTIFIED that an ac- tion for dissolution of marriage with children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Sara Sawyer Boeller, Esq., Boeller Law, P.A., 4140 Woodmere Park Blvd., Suite B, Venice, Florida 34293, (941) 800-4990, on or before 11-3- 2025, and file the original with the clerk of this Court at 4004 S. Tamiami Trail, Venice, FL 34293, before serv- ing on Petitioner or immediately thereaf- ter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real of personal property should be divided: Real Property located at 5320 Shaffer Ave., North Port, FL 34291 and the mortgage related thereto (Legal De-	
scription: Lot 18, Block 606, EIGH- TEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ac- cording to the plat thereof, recoded in Plat Book 14, Page(s) 6, 6A through 6V, inclusive, of the Public Records of Sarasota, County, Florida.); a Trustist checking account; a vehicle and the loan related thereto; a Trustist credit card debt; and liabilities owing to Aqua Finance and Mosaic held by Pe- titioner in Sarasota County. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, in- cluding dismissal or striking of plead- ings. Dated: September 24, 2025 KAREN E. RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: G. Kopinsky Deputy Clerk Oct. 3, 10, 17, 24, 2025	25-01872S

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION Case No. 2025-CC-005243-SC JAPANESE GARDENS HOMEOWNERS, CORPORATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DEBORAH TAYLOR, deceased; NANCY SWORD, deceased; JANET E. ROBB; JUDITH A. SWORD; CHRISTINE L. SWORD; JOHN DOE and MARY DOE, as Unknown Occupants; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action, Defendants. To: DEBORAH TAYLOR, deceased; NANCY SWORD, deceased; CHRIS- TINE L. SWORD; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assign- ees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the prop- erty which constitute the subject matter of this action, YOU ARE NOTIFIED that an action to foreclose a lien against the following- described real property in Sarasota County, Florida: Unit 236, JAPANESE GAR- DENS MOBILE HOME PARK, a Cooperative situate on the	
property described in Exhibit “A” and located as shown on Ex- hibit “B” (Plot Plan) of the Mas- ter Form Proprietary Lease re- corded in Official Records Book 1544, Pages 1427 through 1454, and the Amended Master Form Proprietary Lease as recorded at Instrument No. 2019033014, all of the Public Records of Sarasota County, Florida and 1973 Eldorado single wide mo- bile home, VIN: 3513T has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on TAMSEN HAYS, Esq. of Wotitzky, Wotitzky & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 3 day of Novem- ber, 2025, and file the original with the Clerk of this Court either before serv- ice on the Plaintiff's attorney or immedi- ately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled appear- ance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this September 24, 2025. KAREN E. RUSHING Clerk of Courts (SEAL) BY: G. Kopinsky Deputy Clerk Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 October 3, 10, 2025	25-01870S

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025-CA-001934 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. RUVIM LIVARCHUK, et al., Defendants. To: TPB Management, LLC c/o Peter Palumbo, Registered Agent 31 Central Drive Farmingdale NY, 11735 TPB Management, LLC c/o Peter Palumbo, Registered Agent 77 Candy Ln. Syosset, NY 11791 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Sara- sota County, Florida: Lots 73, 74 and 75, Block 407, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 21, 21A through 21S, inclusive, of the Public Records of Sarasota County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose	
address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before serv- ice on the Plaintiff's attorney or immedi- ately thereafter; or a default will be entered against you for the relief de- manded in the complaint. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Sarasota County, Florida, this 24 day of Septem- ber, 2025. Karen E. Rushing as Clerk of the Circuit Court of Sarasota County, Florida (SEAL) By: Glen Kopinsky DEPUTY CLERK October 3, 10, 2025	25-01873S

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA. CASE NO. 2025 CA 004110 NC BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF NANCY A. CALLOWAY (DECEASED), ET AL. DEFENDANT(S). To: THE UNKNOWN HEIRS, BEN- EFICIARIES, DEVISEES, GRANT- EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ESTATE OF NANCY A. CALLOWAY (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1729 34th St, Sarasota, FL 34234 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Sarasota County, Florida: Lot 17, Block J of AMARYL- LIS PARK, according to the Plat thereof as recorded in Plat Book 2, Page(s) 56, of the Pub- lic Records of Sarasota County, Florida. has been filed against you, and you are required to serve a copy of your writ- ten defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11-3-2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Of- fice, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. This notice shall be published once a week for two consecutive weeks in the Business Observer. Date: September 24, 2025 KAREN E RUSHING, CLERK Clerk of the Circuit Court By: G. Kopinsky (SEAL) Deputy Clerk of the Court Our Case #: 24-000797 October 3, 10, 2025	
25-01874S	

FIRST INSERTION	
NOTICE OF ACTION FORECLOSURE PROCEEDINGS- PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2025 CA 002592 NC DIVISION: C Nationstar Mortgage LLC Plaintiff, -vs.- Michelle Veronica Roder a/k/a Michelle Roder a/k/a Michelle Zita; Unknown Spouse of Michelle Veronica Roder a/k/a Michelle Roder a/k/a Michelle Zita; The Law Offices of Christopher D. Edmonds; Avanti at Waterside Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). TO: Michelle Veronica Roder a/k/a Mi- chelle Roder a/k/a Michelle Zita: 6559 Silverstar Drive, Sarasota, FL 34240, Unknown Spouse of Michelle Veron- ica Roder a/k/a Michelle Roder a/k/a Michelle Zita: 6559 Silverstar Drive, Sarasota, FL 34240, Unknown Parties in Possession #1: 6559 Silverstar Drive, Sarasota, FL 34240 and Unknown Par- ties in Possession #2: 6559 Silverstar Drive, Sarasota, FL 34240 Residence unknown, if living, includ- ing any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, credi- tors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforemen- tioned unknown Defendants and such of the aforementioned unknown Defen- dants as may be infants, incompetents	
or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to fore- close a mortgage on the following real property, lying and being and situated in Sarasota County, Florida, more par- ticularly described as follows: LOT 25, AVANTI AT WATER- SIDE, ACCORDING TO THE PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 56, PAGE(S) 400 THROUGH 409, PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. more commonly known as 6559 Silverstar Drive, Sarasota, FL 34240. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Ra- ton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immedi- ately thereafter; otherwise a default will be entered against you for the relief de- manded in the Complaint. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 9 day of September, 2025. Karen E. Rushing Circuit and County Courts By: G. Kopinsky (SEAL) Deputy Clerk 24-331754 FC01 CXE October 3, 10, 2025	25-01875S

SUBSEQUENT INSERTIONS

PUBLIC SALES / ESTATE

SECOND INSERTION

NOTICE OF SELF STORAGE PUBLIC SALE

Big Jim X, LLC
15107 Garnet Trail
Lakewood Ranch, FL 34211
941-755-7575
NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Personal Property described below to enforce a lien imposed on said property stored, under the Florida Self Storage Facility Act statutes (section 83.801-83.809).
The sale will occur as an online auction via www.storagetreasures.com on 10/10/2025 at 10:00am. The sale may be withdrawn at any time without further notice.
William Schlotthauer – C333 HHG / Personal Items
Sept. 26; Oct. 3, 202525-018505

SECOND 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 10/16/2025 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:

Unit 1005Rashad WhiteBoxes, Furniture
Unit 2145Gregory MooreBoxes, Furniture
Unit 2119Weldon WigginsClothing, Luggage
Unit 3251Kyle CourtneyBoxes, Toys, Baby Items

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.
Sept. 26; Oct. 3, 202525-018325

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-003798-NC
Division Probate
IN RE: ESTATE OF
JAMES M. TRAMMELL Deceased.

The administration of the estate of JAMES M. TRAMMELL, deceased, whose date of death was July 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, Sarasota, Florida 34237. 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.

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

Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 26, 2025.
Ancillary Personal Representative:
KIMBERLY TRAMMELL DeBIEN
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for
Ancillary 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:
jmytinger@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
Sept. 26; Oct. 3, 202525-018605

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 004044 SC
Division PROBATE
IN RE: ESTATE OF
CLARENCE GEORGE WRIGHT
A/K/A CLARENCE WRIGHT
Deceased.

The administration of the estate of CLARENCE GEORGE WRIGHT A/K/A CLARENCE WRIGHT, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 26, 2025.
Personal Representative:
AISHA C. WRIGHT
7940 South Peoria Street
Chicago, IL 60620
Attorney for Personal Representative:
A. BRENT McPEEK, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 0003905
3986 S. Tamiami Trail
Venice, FL 34293
Telephone: (941) 492-3400
Fax: (941) 492-3422
E-Mail: brent@mcpeeklawfirm.com
Secondary E-Mail:
shawn@mcpeeklawfirm.com
Sept. 26; Oct. 3, 202525-018645

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-4600-NC
Division Probate
IN RE: ESTATE OF
RONALD JOSEPH HARRIS
Deceased.

The administration of the estate of Ronald Joseph Harris, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 September 26, 2025.
Personal Representative:
Lisa N. Harris
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Katherine M. Fall, Esq.
Florida Bar Number: 1008504
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: kate@boyerboyer.com
Secondary Email:
service@boyerboyer.com
Sept. 26; Oct. 3, 202525-018635

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-003956 SC
Division Probate
IN RE: ESTATE OF
JOHN ANDREW MAHONEY
Deceased.

The administration of the estate of John Andrew Mahoney, deceased, whose date of death was July 27, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 September 26, 2025.
Personal Representative:
Patricia A. Gill
65 Cranberry Road
Whitman, MA 02382
Attorney for Personal Representative:
Melissa D. Stubbs, Esq.
Florida Bar No. 1018975
Wilson & Johnson
2425 Tamiami Trail N., Suite 211
Naples, Florida 34103
Telephone: 239-436-1500
E-mail Addresses:
mdstubbs@naplesestatelaw.com
ewhittier@naplesestatelaw.com
Sept. 26; Oct. 3, 202525-018555

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on October 13, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction date 10/13/25
COUNTY Sarasota County
FACILITY 5055 Pan American Blvd North Port, FL 34287

NAMEUNITBALANCE
Marc AthensDD29403.40
MERCEDES ANNABLE STINERDD14390.20
JASON LITTLEJOHND51569.00
Nicole NicholsG09546.70
Trisha PughC49203.50
Terrie LangleyH35448.90
Marc AthensBB11661.50

COUNTY Sarasota County
FACILITY 7850 N. Tamiami Trail Sarasota FL 34243

NAMEUNITBALANCE
Karnesha Goodson1535-37968.10
GLORIA JEAN CLAY1221956.55
BANDEM DINDI
HESBHANG BIDJEN1408337.40
Joseph Edwards1561275.60
Sept. 26; Oct. 3, 202525-018335

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-4600-NC
Division Probate
IN RE: ESTATE OF
RONALD JOSEPH HARRIS
Deceased.

The administration of the estate of Ronald Joseph Harris, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 September 26, 2025.
Personal Representative:
Lisa N. Harris
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Katherine M. Fall, Esq.
Florida Bar Number: 1008504
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: kate@boyerboyer.com
Secondary Email:
service@boyerboyer.com
Sept. 26; Oct. 3, 202525-018635



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.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

BusinessObserver

44201 LV 10246

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 58-2019-CA-003326 NC HOMEBRIDGE FINANCIAL SERVICES, INC., Plaintiff, vs. ROBERT EUGENE MILLER A/K/A ROBERT MILLER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Mortgage Foreclosure entered April 24, 2025 in Civil Case No. 58-2019-CA-003326 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein HOMEBRIDGE FINANCIAL SERVICES, INC. is Plaintiff and Robert Eugene Miller a/k/a Robert Miller, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of October, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 3162, VILLAGES AT PI- NETREE PONDEROSA EN- CLAVE, A SUBDIVISION,		
ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 43, PAGE 30, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORI- DA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSERVICE@mccalla.com Fla. Bar No.: 146803 23-06575FL Sept. 26; Oct. 3, 2025 25-01835S		

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. 2025 CA 001220 NC Gitsit Solutions, LLC f/k/a Kondaur Capital Corporation, Plaintiff, vs. Shane B. Karl a/k/a Shane Karl, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 CA 001220 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein Gitsit Solutions, LLC f/k/a Kondaur Capital Corporation is the Plaintiff and Shane B. Karl a/k/a Shane Karl; Barbara C. Aguiar a/k/a Barbara M. Aguiar a/k/a Barbara C. Karl a/k/a Barbara Karl; PCA Acquisitions V LLC; Keybank, N.A. a/k/a Key Bank, N.A.; First Horizon Bank f/k/a First Tennessee Bank National Association, successor by merger to First Horizon Home Loan Corporation; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 22nd day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 18, BLOCK 402, 10TH		
ADDITION TO PORT CHAR- LOTTE SUBDIVISION, AC- CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 22, 22A THROUGH 22M, OF THE PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. TAX ID: 0979040218 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 22nd day of September, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F00307 Sept. 26; Oct. 3, 2025 25-01853S		

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 2025 CA 002792 NC PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. MICHAEL JOSEPH MAIER A/K/A MICHAEL J. MAIER; UNKNOWN SPOUSE OF MICHAEL JOSEPH MAIER A/K/A MICHAEL J. MAIER; SANDHILL PRESERVE PROPERTY OWNER'S ASSOCIA- TION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 LAST KNOWN ADDRESS: 11109 SANDHILL PRESERVE DR., SARA- SOTA, FL 4238 TO: MICHAEL JOSEPH MAIER A/K/A MICHAEL J. MAIER AND UNKNOWN SPOUSE OF MICHAEL JOSEPH MAIER A/K/A MICHAEL J. MAIER LAST KNOWN ADDRESS: 11109 Sandhill Preserve Dr, Sarasota, FL 34238 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 25 SANDHILL PRE- SERVE, UNIT 3, ACCORD- ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 50, PUBLIC RECORDS OF SARA- SOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 11109 Sandhill Preserve Dr, Sarasota, FL 34238 has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAM- BERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is		
One East Broward Blvd., Suite 1430, Fort Lauderdale, FL, 33301 on or be- fore October 27, 2025, (no later than 30 days from the date of the first publica- tion of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint or petition filed. THIS NOTICE SHALL BE PUB- LISHED ONCE A WEEK FOR TWO 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 immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Sarasota County, Florida, this 18 day of September, 2025. KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) BY: G. Kopinsky DEPUTY CLERK FRENKEL LAMBERT WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext. FAX: (954) 200-7770 EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@fwlaw.com 04-101647-F00 Sept. 26; Oct. 3, 2025 25-01846S		

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2023 CA 008577 NC MIDFIRST BANK Plaintiff, v. MONA L. PACE; UNKNOWN SPOUSE OF MONA L. PACE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 24, 2024, in this cause, in the Circuit Court of Sarasota County, Florida, the office of Karen E. Rushing, Clerk of the Circuit Court, shall sell the property situated in Sarasota County, Florida, described as: LOT 13, BLOCK 2504, 50TH ADDITION TO PORT CHAR- LOTTE SUBDIVISION, AC- CORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 21, PAGE 7, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLOR- IDA. a/k/a 5730 TALBROOK RD, NORTH PORT, FL 34287- 3092 at public sale, to the highest and		
best bidder, for cash, online at www. sarasota.realforeclose.com, on October 17, 2025 beginning at 09:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida this 16 day of September, 2025. eXL Legal, PLLC Designated Email Address: exfling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000009649 Sept. 26; Oct. 3, 2025 25-01836S		

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 006246 NC NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff, vs. Sumner T. Mullins, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 006246 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing is the Plaintiff and Sumner T. Mullins; Unknown Spouse of Sumner T. Mullins are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 18th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: BEGINNING AT THE CEN- TER OF SECTION 21, TOWN- SHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE RUN- NING EASTERLY 1017 FEET; THENCE SOUTH 290 FEET TO THE POINT OF BEGIN- NING; THENCE EAST, A DIS- TANCE OF 90 FEET; THENCE SOUTH, A DISTANCE OF 100 FEET; THENCE WEST A DIS-		
TANCE OF 90 FEET; THENCE NORTH A DISTANCE OF 100 FEET TO THE POINT OF BE- GINNING. TOGETHER WITH A RIGHT-OF-WAY OVER THE ROAD ADJOINING THE ABOVE DESCRIBED PROP- ERTY ON THE EAST. TAX ID: 2031020014 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 immedi- ately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 22nd day of September, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00659 Sept. 26; Oct. 3, 2025 25-01852S		

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.: 25CA3744NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. ONNIL S. SINGH; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him 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 ONNIL S. SINGH, Defendants. TO: ONNIL S. SINGH; his devisees, grantees, creditors, and all other parties claiming by, through, under or against him 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 claim- ing by, though, or under those unknown natural persons and their several un- known assigns, successors in interest trustees, or any other persons claim- ing by through, under or against any cor- poration 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 ONNIL S. SINGH: YOU ARE HEREBY NOTIFIED that an action to foreclose on the fol- lowing described property in Sarasota County, Florida: Lot 18, Block 2376, 48th Addi- tion to Port Charlotte Subdivi- sion, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 5, 5A through 5R, 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 origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de- fault will be entered against you for the relief demanded in the Complaint. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court September 15, 2025. KAREN E. RUSHING CLERK OF THE COURT (SEAL) BY: G. Kopinsky Deputy Clerk Sept. 26; Oct. 3, 2025 25-01834S		

SECOND INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO. 2025 CC 005738 SC BROOK TO BAY RESIDENTS' COOPERATIVE, INC., a Florida not-for-profit corporation, Plaintiff, vs. FRANCIS M. PIMENTAL, deceased; DIANE K. PIMENTAL, deceased; KIM DIODATO; MICHAEL PIMENTAL; ENGLEWOOD WATER DISTRICT, a political subdivision and body; JOHN DOE and MARY DOE, as Unknown Occupants; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action. Defendants. To: FRANCIS M. PIMENTAL, de- ceased; DIANE K. PIMENTAL, de- ceased; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-refer- enced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this ac- tion, YOU ARE NOTIFIED that an action to foreclose a lien against the following- described real property in Sarasota County, Florida:		
Unit No. 166 of BROOK TO BAY RESIDENTS' COOPERA- TIVE, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in O.R. Book 1811, Pages 1 through 28, of the Pub- lic Records of Sarasota County, Florida. and 1970 single wide mobile home, VIN: B0F31047 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on TAMSEN HAYS, Esq. of Wotitzky, Wotitzky & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 27 day of Octo- ber, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immedi- ately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this September 18, 2025. KAREN E. RUSHING Clerk of Courts (SEAL) BY: G. Kopinsky Deputy Clerk Tamsen Hays, Esq. Wotitzky, Wotitzky & Young, P.A. 1107 West Marion Avenue, Unit 111 Punta Gorda, FL 33950 Sept. 26; Oct. 3, 2025 25-01845S		

SECOND INSERTION		
NOTICE TO SHOW CAUSE AND NOTICE OF SUIT IN THE CIRCUIT COURT IN AND FOR THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION NO.: 2025-CA-003988 PARCEL NO.: 142 STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Petitioner, -vs- BANK OF AMERICA, NATIONAL ASSOCIATION, F/K/A NATIONSBANK, N.A., F/K/A BARNETT BANK, NATIONAL ASSOCIATION F/K/A BARNETT BANK OF SOUTHWEST FLORIDA F/K/A UNITED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION; ET AL. Defendants STATE OF FLORIDA TO: Bank of America, National Association, f/k/a NationsBank, N.A., f/k/a Barnett Bank, National Association f/k/a Barnett Bank of Southwest Florida f/k/a United First Federal Savings and Loan Association SERVE: Gabriele Chesser, as Representative Jones Lang LaSalle 265 Carl Street San Francisco, CA 94117 To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit: FP. NO. 2012775 SECTION 17075-000 STATE ROAD 93 (I-75) SARASOTA COUNTY DESCRIPTION PARCEL 142 ESTATE OR INTEREST TO BE OBTAINED: FEE SIMPLE - RIGHT OF WAY That portion of the northeast 1/4 of Section 1, Township 37 South, Range 18 East, Sarasota County, Florida. Being described as follows: Commence at the northeast cor- ner of the northeast 1/4 of said Section 1, said corner being on the baseline of State Road 758 (Bee Ridge Road); thence along the north line of said northeast 1/4 and said survey baseline North 89°38'33" West a distance of 1,391.87 feet to the survey base- line of Cattlemen Road; thence along said survey baseline of Cattlemen Road South 01°27'40" West a distance of 355.28 feet; thence North 88°32'20" West a distance of 50.00 feet to the west existing Sarasota County right of way line of said Cattlemen Road (per Road Plat Book 2, Page 31, Public Records of Sarasota County, Florida) for a POINT OF BEGINNING; thence along said west existing Sarasota County right of way line South 01°27'40"		
West a distance of 200.00 feet; thence North 88°32'20" West a distance of 20.98 feet; thence North 00°39'14" East a distance of 107.14 feet; thence North 00°22'19" West a dis- tance of 92.92 feet; thence South 88°32'20" East a distance of 25.46 feet to the POINT OF BE- GINNING. Containing 4,555 square feet. Being described as fol- lows: You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above-described property located in the State of Florida, County of Sarasota. The Defendants, and any other per- sons claiming any interest in the prop- erty described, are notified that the Petitioner will apply to the Honorable Stephen Walker, one of the Judges of this Court, on the 06th day of Novem- ber, 2025, at 11:00 o'clock, A.M., via Zoom: Div A Standing ZOOM Meeting; Meeting ID: 465 693 0098, Password: 568290; Audio only: 1-786-635-1003 for an Order of Taking in this cause. All Defendants to this suit may request a hearing at the time and place desig- nated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking. AND Each Defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition: DEPARTMENT OF TRANSPORTA- TION Post Office Box 1249 Bartow, Florida 33831 C/O Kenneth L. Hadley Assistant General Counsel (863) 519-2623 Florida Bar No.: 176745 on or before the 06th day of Octo- ber, 2025, and file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Or- der of Taking you shall waive any right to object to said Order of Taking. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS MY HAND AND SEAL of said Court on the 9/8/2025. CLERK OF THE CIRCUIT COURT (SEAL) G. Kopinsky Deputy Clerk Sept. 26; Oct. 3, 2025 25-01837S		

ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-004176-NC
Division Probate
IN RE: ESTATE OF
DONNA C. MAYTHAM,
Deceased.

The administration of the estate of Donna C. Maytham, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida 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 September 26, 2025

Personal Representative:
Norma J. Shea, III
Suplee, Shea, Cramer
& Miller, P.A.
800 South Osprey Avenue #A
Sarasota, Florida 34236
Attorney for Personal Representative:
Shumaker, Loop & Kendrick, LLP
Benjamin R. Hanan, Esquire
Florida Bar No. 0089559
240 S. Pineapple Avenue, 9th Floor
Sarasota, Florida 34236
Telephone: 941-364-2788
E-Mail Addresses:
bhanan@shumaker.com
mward@shumaker.com
Sept. 26; Oct. 3, 2025 25-01827S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003995 NC
IN RE: ESTATE OF
PATRICIA R. LOMBARD,
Deceased.

The administration of the estate of PATRICIA R. LOMBARD, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 September 26, 2025.

Personal Representative:
JAMES M. LOMBARD
1525 Eastbrook Drive
Sarasota, FL 34231
Attorney for Personal Representative:
ELIZABETH C. MARSHALL
Florida Bar No. 0440884
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of
Email Addresses for service:
Primary:
emarshall@williamsparker.com
Secondary:
jaltekruse@williamsparker.com
Sept. 26; Oct. 3, 2025 25-01829S

FOURTH INSERTION

PUBLIC NOTICE

Wish to inform and declare Society Wellness Church, a religious sanctuary, founded June 25th 2018, a special and sacred ministry in the tradition of monastic medicine, sanctified healing, ecclesiastical medicine, holistic healing, nature cure, and indigenous medicines as part of our religious doctrine. Welcome to all who have faith. Hospitalier religious orders date back to the 4th century and have moved forward to present day with a long tradition of helping and aiding the sick, poor and needy, via diverse fields and beliefs central to God.

Commissioned by ordination (Decree Numbers 2016.ds.022, 2021.004, 011/2022, 013/2022) to help others and communicants that want to heal under the Kingdom of God - as a religious therapeutic - the Kingdom of Health. Sacerdotal duties have been declared by the following Orders: Sacred Medical Order of the Church of Hope, Holy Apostolic-Catholic Church of the East in Brazil, Knights Templar Order - Monastic Order of the Knights of our Lord, Knights of St. John (Ambulance) and Knights of St. Lazarus of Jerusalem Hospitalier Order, and the firmly held belief in Christian Science of Mind. Let it be known that Ordained Dame-Rev-Mother Melanie Kasper (Florida resident) and Society Wellness Church recite and abide by the Hippocratic Oath. As adherents of Truth, we take the inspired Word of the Bible as our guide to eternal Life. Jesus' human life characterized the kind of son-ship that Christian Scientists believe is provable for all as the children of God. He is seen as the Exemplar, the Way-shower. The divine nature he expressed is the Christ, and the Christ-God's expression of Himself-is eternal and ever-present. Understanding man's pure, indestructible relationship with God is what results in regeneration, health and healing.

The historical precedents that started as monastic (monastery) medicine in Christendom continued down two separate but equal paths. 1 - the Catholic Church organized hospital 2 - through the exploration of the Americas into the Caribbean that validated nature cure. Nature Cure continued to grow to include - The Natural Hygiene Movement, Naturopathy, Thomsonian Medicine, Indigenous Herbal medicine, Colonial Medicine, Religious and Tribal Medicines of the Ameri-Indian, the Arawak and Caribe. Missions became popular as exploration to all forms of healing. John Wesley founder of the Methodist Church continued to amplify that tradition with his missionary work.

Society Wellness Church exercises maintaining health and wellness of the body, mind, and spirit under the Kingdom of God. Respecting the relationship between physical and spiritual health by recognizing the connections and traditions of global indigenous cultures; in healing, religion, and spiritual medicine from around the world and embracing all religious therapeutics.

By the grace of God we inform that in accordance to the canonical laws that govern our Ecclesiastical Community (Ecclesiastical Sovereign Principality) and in accordance with the traditions and laws of the ancient and Holy Church of Christ, recognition of Dame Rev Mother Melanie Kasper - in the name of the Father son and Holy Spirit. Peace, Health, and Divine Grace. Amen.
Sept. 12, 19, 26; Oct. 3, 2025 25-01726S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CASE NO.: 2024 CA 001305
MIDFIRST BANK,
Plaintiff, VS.
PATRICK DUNAWAY; MEGHAN ROONEY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; RED DOGS ROOFING; SOUTH VENICE CIVIC 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 September 18, 2025 in Civil Case No. 2024 CA 001305, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and PATRICK DUNAWAY; MEGHAN ROONEY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; RED DOGS ROOFING; SOUTH VENICE CIVIC 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 November 4, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 13544 AND 13545, SOUTH VENICE, UNIT NO. 52, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 19, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the his 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 22nd day of September, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1485-453B
Sept. 26; Oct. 3, 2025 25-01854S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 004323 SC
IN RE: ESTATE OF
JOHN ARMISTEAD ROGERS
Deceased.

The administration of the Estate of JOHN ARMISTEAD ROGERS, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is South County Courthouse, 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 September 26, 2025

Personal Representative:
COLIN ANDREI ARMISTEAD ROGERS
11409 Coventry Grove Circle
Lithia, Florida 33547
Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Avenue
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemenway@bhpalaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
Sept. 26; Oct. 3, 2025 25-01844S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 4494 SC
IN RE: ESTATE OF
KEITH OWEN GEYER
Deceased.

The administration of the estate of KEITH OWEN GEYER, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is September 26, 2025

Personal Representative:
JOHN L. FERRARI, JR
2520 Tamiami Trail N, Suite 11
Nokomis, Florida 34275
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnlf@elderlegalfll.com
Secondary E-Mail:
pollyb@elderlegalfll.com
Sept. 26; Oct. 3, 2025 25-01848S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR
SARASOTA COUNTY,
FLORIDA
Case No. 2025 CP 4187 NC
IN RE THE ESTATE OF:
SANDRA TROUT BLAKELEY

The administration of the estate of SANDRA TROUT BLAKELEY, Decedent, File No. 2025CP4187NC, is pending in the Circuit Court for Sarasota, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is September 26, 2025

Personal Representative:
David Parker Blakeley
2697 Surf Rd.
Panacea, FL 32346
Attorney for Personal Representative:
John H. Myers
FBN 0216291
2697 Surf Rd.
Panacea, FL 32346
Ph. 941.356.7050
Email: srqlawdog@aol.com
Sept. 26; Oct. 3, 2025 25-01843S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003985 SC
Division Probate
IN RE: ESTATE OF
AUDREY R. DUNNEBACK a/k/a
AUDREY ROSE DUNNEBACK
Deceased.

The administration of the Estate of Audrey R. Dunneback a/k/a Audrey Rose Dunneback, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Trust Financial Corporation
5350 Town Center Rd. #200
Boca Raton, Florida 33433
Attorney for Personal Representative:
John B. Mizell, Esq.
Florida Bar No. 0562424
Mizell & Mays Law Firm, P.A.
311 Sullivan St.,
Punta Gorda, Florida 33950
Telephone: (941) 575-9291
E-mail Addresses:
jmizell@mizell-law.com,
ndotres@mizell-law.com
Sept. 26; Oct. 3, 2025 25-01841S

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT IN AND
FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
FILE NO.: 25-CP004253-SC
IN RE: ESTATE OF
ANTHONY DOMINIC SCOTTO,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the Estate of ANTHONY DOMINIC SCOTTO, deceased, File Number 25-CP004253-SC by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4004 S. Tamiami Trail, Venice, Florida 34293 that the decedent's date of death was July 30, 2025 that the total value of the estate is \$1,043.14 and that the names and addresses of those to whom it has been assigned by such Order are:

KRISTINE SCOTTO
149 Lyndhurst G.
Deerfield Beach, FL 33442
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 payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 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 FLORIDA STATUTES SECTION 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER FLORIDA SECTION 732.2211.

The date of the first publication of this Notice is September 26, 2025

Person Giving Notice
KRISTINE SCOTTO
149 Lyndhurst G.
Deerfield Beach, FL 33442
Attorney for Person Giving Notice:
DANA SIMON
YELEN YELEN & SIMON, P.A.
Florida Bar No. 113408
1104 Ponce de Leon Boulevard
Coral Gables, Florida 33134
(305) 445-3721
dsimon@yelen-yelen.com
Sept. 26; Oct. 3, 2025 25-01849S

SAVE TIME



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

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906-V12

ACTIONS / SALES / ESTATE ---

SECOND INSERTION			THIRD INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2024-CP-003021-XXXANC IN RE: ESTATE OF ELLEN ALTMAN,Deceased. The administration of the estate of ELLEN ALTMAN, deceased, whose date of death was September 14, 2023, has been opened 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 per-			sonal 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		
sonal 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			NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION Case No. 2025-CA-003922-SC POLYNESIAN VILLAGERS, ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. FRANK JANECKY a/k/a HAROLD FRANK JANECKY, deceased; DAVID JANECKY; ARDEN ROLF; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above- referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action, Defendants. To: FRANK JANECKY a/k/a HAROLD FRANK JANECKY, deceased; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against him, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action. YOU ARE NOTIFIED that an action to quiet title to the following-described cooperative unit and ejection of the following 1981 double wide mobile home in Sarasota County, Florida: Unit 114, POLYNESIAN VIL- LAGE, a Cooperative, accord- ing to Exhibit "B" (Plot Plan) of		

SECOND INSERTION			SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003084 IN RE: ESTATE OF OLGA TATARKO, Deceased. The administration of the estate of Olga Tatarko, deceased, whose date of death was 9/16/2024, is pending in the Cir- cuit Court for Sarasota County, Florida, Probate Division, File No. 2025-CP-003084, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Repre- sentative's attorney are set forth below. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All creditors of the decedent and other persons, having claims or de- mands 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 the 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 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 THE FIRST PUB- LICATION OF THIS NOTICE IS Sep- tember 26, 2025. Personal Representative: Irene T. Orf 1101 Bergmann Drive Stillwater, MN 55082 Attorney for Personal Representative Kathlyn M. White Florida Bar No. 13763 Attorney for Personal Representative Coastal Probate Trust & Elder Law 905 E. Hatton St., Ste. B Pensacola, FL 32503 (850) 202-8535 (850) 952-9187 FAX kmwhite@cptelegal.com knbarry@cptelegal.com Sept. 26; Oct. 3, 2025 25-01861S		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024 CP 004367 SC SONSHINE ROOFING, INC., Plaintiff, v. RAYMOND A. HIRSCHHEY, JR. and KATHRYN A. HIRSCHY, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 12, 2025, and entered in Case No. 2024 CC 004367 SC, of the Circuit Court of the Twelfth Judicial Circuit in and for SARASOTA County, Florida. SONSHINE ROOFING, INC., is Plaintiff and RAYMOND A. HIRSCHY, JR. and KATHRYN A. HIRSCHY, are defendants. Karen E. Rushing, Clerk of Circuit Court for SARASOTA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.sarasota.realeforeclosure.com at 9:00 a.m., on the 16th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 9, Block 841, 19TH ADDI- TION IO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 14 at Pages 7, 7A through 7P, of the Public Records of Sara- sota County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched-			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 spec- ified 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 September 26, 2025. Personal Representative: Oscar Lorenzo Johnson 1326 14th Street Sarasota, FL 34236 Attorney for Personal Representative: Anne J. McPhee Florida Bar No. 0041605 Block & Scarpa 601 21st Street, Suite 401 Vero Beach, FL 32960 Telephone: 772-794-1918 E-Mail Addresses: amcphee@blockscarpa.com leiva@blockscarpa.com Sept. 26; Oct. 3, 2025 25-01856S		

SECOND INSERTION			SECOND INSERTION		
AMENDED NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2025 CC 002571 NC BENT TREE VILLAGE UNIT 2 MAINTENANCE AND PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LYNDA K. CIMINISE; KENNETH K. NYMAN, JR.; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered in the above styled Case Number 2025 CC 002571 NC, in the County Court of Sarasota, Florida, that the Clerk of Court for Sarasota County will sell the following real property, in Sarasota County, Florida, described as: Unit 8B, THE HAMMOCKS, a Condominium, Section III, ac- cording to the Declaration of Condominium thereof, as re- corded in Official Record Book 1551 at Page 1935, et seq. and any amendments thereto, and as per plat thereof, as recorded in Condominium Book 19 at Pages 39, 39A through 39E of the Pub- lic Records of Sarasota County, Florida. With a street address of 7362 Silver Fern Blvd., #8, Sarasota, FL 34241, at public sale, to the highest and best bidder for cash via Internet at: www. sarasota.realeforeclose.com on January 6, 2026 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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este proced- imiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Sarasota County Jury Of- fice, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene dis- capacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bez- wen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovi- zyon pou jwen kèk èd. Tanpri kontakte Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861- 8000 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin re- sewva konvokasyon an si li ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. DATED: September 10, 2025 Respectfully submitted, /s/ Jeremy D. Bailie Jeremy D. Bailie (FBN 118558) WEBER, CRABB & WEIN, P.A. 5453 Central Avenue St. Petersburg, FL 33710 Telephone: (727) 828-9919 Facsimile: (727) 828-9924 Jeremy.Bailie@webercrabb.com Secondary: honey.rechtin@webercrabb.com natalie.deacon@webercrabb.com Attorney for Plaintiff Sept. 26; Oct. 3, 2025 25-01859S		

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.: 2023 CA 006561 MTGLQ INVESTORS L.P., Plaintiff, VS. BARBARA PIERKOWSKI; CITY OF NORTH PORT, FLORIDA; UNKNOWN TENANT #1 N/K/A RORY CARTER; UNKNOWN TENANT #2 N/K/A JAKOB CARTER; 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 August 27, 2024 in Civil Case No. 2023 CA 006561, of the Circuit Court of the Judicial Circuit in and for Sarasota County, Florida, wherein, MTGLQ INVESTORS L.P. is the Plaintiff, and BARBARA PIERKOWSKI; CITY OF NORTH PORT, FLORIDA; UNKNOWN TENANT #1 N/K/A RORY CARTER; UNKNOWN TENANT #2 N/K/A JAKOB CARTER; 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.realeforeclose.com on November 21, 2025 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOTS 1, 2 AND 3, BLOCK 1316, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION TO ACCORD- ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 23rd day of September, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1230-173B Sept. 26; Oct. 3, 2025 25-01858S		
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