

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES / SALES ---

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below:		
Unit 1107	Amy Donato	Appliances, Artwork, TV, Bicycle
Unit 2254	Donna Saenz	Boxes, Clothing, Bedding
Unit 4033	Christopher Judge	Artwork, Furniture, Sports Equipment
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. Nov. 28; Dec. 5, 2025		
		25-02281S

FIRST INSERTION
PUBLIC NOTICE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3000 S Tamiami Trl Venice, FL 34293 on 12/18/2025 at 10:00am Kelly Blevins Household Goods/Furniture The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Nov. 28; Dec. 5, 2025

FIRST INSERTION
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 4515 S Tamiami Tr. Sarasota Fl, 34231 on 12/18/2025 at 10:00 a.m. Shakiera Taylor Art, clothes, home goods Luv Shak Art, clothes, home goods The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction . Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Nov. 28; Dec. 5, 2025

FIRST INSERTION
Notice of Public Meeting Lakewood Ranch Stewardship District A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, December 5, 2025, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

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

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting 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
November 28, 2025

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PALMER RANCH RESIDENCE located at 1777 AVENUE OF THE STATES SUITE 204 in the City of LAKEWOOD, Sarasota, NJ 08701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of November, 2025 David Greg Dexter November 28, 2025
25-02256S

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 Radish SRQ located at 6609 Superior Ave in the City of Sarasota, Sarasota, FL 34231 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of November, 2025 SRQ Emerald Eats LLC November 28, 2025
25-02258S

FIRST INSERTION
PUBLIC NOTICE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 3265 University Pkwy. Sarasota Fl, 34243 Phone Number 941-780-7708 Time of Sale 12/18/2025 10:00am Anne Grogan- boxes Noah Strenk- household items Lisa Baggs- Household items, clothing, electronic equipment The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Nov. 28; Dec. 5, 2025
25-02259S

FIRST INSERTION
PUBLIC NOTICE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 2255 N. Washington Blvd. Sarasota, FL. 34234 Auction 12/18/2025 at 10:00 AM Lakeisha Nunn Living room furniture Bedroom furniture Kitchen ware Shannon Lewis Clothes, misc. kitchen items, totes, gaming bunkbeds, bedroom set Greg Beckham bed, dressers, clothes Brandy Gordon Household Items TERRY MASON Household items Robert Murray TABLE CHAIRS AND RES- TURANT EQUIPMENT Willie Ross boxes Tv Sandra Mayo boxes, dresser The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Nov. 28; Dec. 5, 2025
25-02268S

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PALMER RANCH RESIDENCE located at 1777 AVENUE OF THE STATES SUITE 204 in the City of LAKEWOOD, Sarasota, NJ 08701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of November, 2025 PR AL OPERATIONS LLC November 28, 2025
25-02257S

FIRST INSERTION
PUBLIC NOTICE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 997 Center Road Venice, Fl. 34292, 12/18/25 at 10:00 A.M. Richard Baxter Household Goods/Furniture The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property Nov. 28; Dec. 5, 2025
25-02265S

FIRST INSERTION
PUBLIC NOTICE 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: 4173 Clark Road Sarasota, FL 34233 on 12/18/2025 at 10:00am Kim collins Appliances, furniture, house hold goods The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Nov. 28; Dec. 5, 2025
25-02264S

FIRST INSERTION
PUBLIC NOTICE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4951 Lakewood Ranch Blvd N Sarasota Fl 34240 12/18/2025 9:30am Steven Walters suit cases The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Nov. 28; Dec. 5, 2025
25-02260S

FIRST INSERTION
THREE RIVERS STEWARDSHIP DISTRICT NOTICE OF REGULAR MEETING Notice is hereby given that Board of Supervisors ("Board") of the Three Rivers Stewardship District ("District") will hold a Regular Meeting on December 10, 2025 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 to consider any and all business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting 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. 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 meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. 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.

Each person who decides to appeal any decision made at the meeting 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
November 28, 2025

FIRST INSERTION
PUBLIC NOTICE 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: 8400 Fruitville Road Sarasota, Florida 34240 on 12/18/2025 at 10:00am 321 New Roof Inc. - Tbls, Boxes, Office Equip. Elect. Manvel Khachatryan - furniture The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Nov. 28; Dec. 5, 2025
25-02275S

FIRST INSERTION
PUBLIC NOTICE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 6200 Edgelake Dr Sarasota, FL 34240 on 12/18/2025 at 10:00am Sandra Vandervliet household items, furniture, misc items The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property Nov. 28; Dec. 5, 2025
25-02269S

FIRST INSERTION
NOTICE OF PUBLIC SALE The following personal property of MICHELE RICHARDS will, on December 10, 2025, at 10:00 a.m., at 5415 Harrow Terrace, Lot #207, Sarasota, Sarasota County, Florida 34241; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1991 SKYL MOBILE HOME, VIN: 23650146DA, TITLE NO.: 0049740288, and VIN: 23650146DB, TITLE NO.: 0049735112 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-910) Nov. 28; Dec. 5, 2025
25-02280S

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 Pool Vibes located at 11012 Hogan Circle in the City of Englewood, Sarasota, FL 34223 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of November, 2025 Pritchett Services LLC November 28, 2025
25-02289S

FIRST INSERTION
THREE RIVERS STEWARDSHIP DISTRICT NOTICE OF REGULAR MEETING Notice is hereby given that Board of Supervisors ("Board") of the Three Rivers Stewardship District ("District") will hold a Regular Meeting on December 10, 2025 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 to consider any and all business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting 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. 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 meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. 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.

FIRST INSERTION
WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING Notice is hereby given that the Board of Supervisors ("Board") of the Windward at Lakewood Ranch Community Development District ("District") will hold a regular meeting on December 10, 2025 at 11:30 a.m., or as soon thereafter as the matter may be heard, at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240 to consider any and all business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at <http://windwardatlakewoodranchcdd.com/>.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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 Manager's Office.

District Manager
November 28, 2025

25-02290S

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025CA000509 FIRST FEDERAL BANK, Plaintiff, vs. TRISHA LAGOWSKI N/K/A TRISHA HAYS, et al., Defendants. NOTICE IS GIVEN that, in accordance with the Consent Uniform Final Judgment of Mortgage Foreclosure entered on September 19, 2025 in the above-styled cause, Karen E. Rushing, Sarasota county clerk of court shall sell to the highest and best bidder for cash on December 18, 2025 at 9:00 A.M., at www.sarasota.realforeclose.com , the following described property: LOT 117, OAK FORD GOLF CLUB SUBDIVISION, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 31, 31A THROUGH 31Y, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Property Address: 13653 Heritage Way, Sarasota, FL 34240 ANY PERSON CLAIMING AN

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 001925 NC U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR HOMES MORTGAGE TRUST, Plaintiff, vs. BAY STREET CAPITAL LLC A/K/A BAY STREET CAPITAL LLC; JOSHUA B. KANTOR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 19 day of December, 2025, the following described property as set forth in said Final Judgment, to wit: COMMENCE AT THE SE CORNER OF LOT 41, PHILIPPI COVE SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR THE P.O.B.; THENCE SOUTH 0°08'12" WEST 100 FEET; THENCE NORTH 89°48'50" WEST 90 FEET; THENCE NORTH 0°08'12" EAST 100 FEET; THENCE SOUTH 89°48'50" EAST 90 FEET TO THE P.O.B., LYING AND BEING IN SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 4540 LORDS AVE, SARASOTA, FL 34231 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 20 day of November 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-03905 Nov. 28; Dec. 5, 2025
25-02278S

ESTATE / ACTIONS / SALES---

FIRST INSERTION

NOTICE OF ACTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2025 CA 004192 NC

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JOSEPH PERRY A/K/A JOSEPH R PERRY, et al., Defendant.

To: JOSEPH PERRY A/K/A JOSEPH R PERRY, 3372 CUNLIFFE ROAD, NORTH PORT, FL 34287

UNKNOWN SPOUSE OF JOSEPH PERRY A/K/A JOSEPH R PERRY, 3372 CUNLIFFE ROAD, NORTH PORT, FL 34287

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 15, BLOCK 1861, 39TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 14, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before December 29, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 20 day of November, 2025.

KAREN E. RUSHING
CLERK OF COURT OF SARASOTA COUNTY
As Clerk of the Court (SEAL) BY: G Kopinsky
Deputy Clerk

24-10401FL
Nov. 28; Dec. 5, 202525-02272S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 CP 003971 SC

Division South County

IN RE: ESTATE OF PATRICIA ANN BLEM

Deceased.

The administration of the estate of Patricia Ann Blem, deceased, whose date of death was July 20, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079 Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 28, 2025.

Personal Representative:
Kathleen A. Hargreaves
604 51st Street NW
Bradenton FL 34209
Attorney for Personal Representative:
Andrew J. Britton, Esq.
Florida Bar Number: 213500
871 Venetia Bay Blvd., Suite 111
Venice, Florida 34285
Telephone: (941) 408-8008
Fax: (941) 408-0722
E-Mail: legal@andrewbrittonlaw.com
Nov. 28; Dec. 5, 202525-02271S

FIRST INSERTION

NOTICE TO CREDITORS

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

CASE NUMBER: 2025 CP 005027 NC

IN RE: THE ESTATE OF LINDA HAYNES CHRISTY,

Deceased.

The administration of the estate of Linda Haynes Christy, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237. The name and address of the petitioner and the petitioner'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.

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. See, Florida Statute Section 733.710; Tsuji v. Fleet, 366 So.3d 1020 (Fla. 2023).

The petitioner 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. The written demand must be filed with the clerk.

The date of first publication of this Notice is November 28, 2025.

Petitioner
Mason A. Christy
Marley J. Christy
1800 2nd Street, Suite 854
Sarasota, Florida 34236
Attorney for Petitioner
Nick Roknich, IV, Esq.
Florida Bar No. 1028324
1800 2nd Street, Suite 854
Sarasota, Florida 34236
nicholas@nrpropertylaw.com
Nov. 28; Dec. 5, 202525-02266S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 005807 SC

IN RE: ESTATE OF JUDITH BIONDO

Deceased.

The administration of the estate of Judith Biondo, deceased, whose date of death was October 18, 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.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 written demand must be filed with the clerk.

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

The date of first publication of this notice is November 28, 2025.

Personal Representative:
Barbara Biondo
5445 Chatam Sq. Way
Bradenton, Florida 34203
Attorney for Personal Representative:
Jerome Levin
Attorney
Florida Bar Number: 0213594
1432 First Street Sarasota, FL
Sarasota, Florida 34236
Telephone: (941 953) 953 5300
E-Mail: jlevin@levinmediation.com
Nov. 28; Dec. 5, 202525-02288S

FIRST INSERTION

NOTICE TO CREDITORS

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

File No. 2025 CP 004944 NC

IN RE: ESTATE OF RALPH KENNETH BOWEN,

(a/k/a RALPH K. BOWEN),

Deceased.

The administration of the Estate of RALPH KENNETH BOWEN, (a/k/a RALPH K. BOWEN), deceased, whose date of death was 07/10/2025, 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 Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 11/28/2025.

DAVID PAUL SHEPARDSON,
Personal Representative
c/o Berlin Patten Ebling, PLLC
201 Center Road
Venice, Florida 34285
JOSHUA P. PEREZ, ESQ.
Florida Bar No. 1032209
Berlin Patten Ebling, PLLC
201 Center Road
Venice, Florida 34285
Telephone: (941) 955-9991
Fax: (941) 484-9992
Primary Email:
jperez@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorneys for David Paul Shepardson, Personal Representative
Nov. 28; Dec. 5, 202525-02283S

FIRST INSERTION

NOTICE TO CREDITORS

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

File No. 2025CP005267

Division Probate

IN RE: ESTATE OF HOLLY HOWKINSON

Deceased.

The administration of the estate of Holly Howkinson, deceased, whose date of death was September 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 November 28, 2025.

Personal Representative:
Anthony G. Mowry
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Attorney for Personal Representative:
Anthony G. Mowry, Esq.
Florida Bar Number: 107374
BERG, BREWER, KESSLER & MOWRY, PLLC
1872 S. Tamiami Trail, Suite D
Venice, FL 34293
Telephone: (863) 494-4323
Fax: (863) 494-6790
E-Mail: Tony@bkmpllc.com
Secondary E-Mail:
Elizabeth@bkmpllc.com
Nov. 28; Dec. 5, 202525-02284S

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, where-in 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 16th day of December, 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 TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 14, PAGES 8, 8A THROUGH 8K, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
21-04681FL
Nov. 28; Dec. 5, 202525-02267S

FIRST INSERTION

NOTICE TO CREDITORS

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

CASE NUMBER: 2025-CP-003155-NC

IN RE: ESTATE OF ANTHONY CAIRA, SR.

Deceased.

The administration of the Estate of ANTHONY CAIRA, SR., whose date of death was May 25, 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 address of the personal representative and personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands

against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is November 28, 2025.

Persons giving Notice:
MARK CAIRA,
Personal Representative
c/o 2033 Main Street, Suite 404
Sarasota, Florida 34237
C. Ted French, Esq.
Attorney for Personal Representative
Florida Bar No 173400
2033 Main Street, Suite 404
Sarasota, Florida 34237
(941) 955-0908 - phone
ted@tedfrench.org
Nov. 28; Dec. 5, 202525-02277S

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 005522 NC

Division : Probate

IN RE: ESTATE OF THOMAS LEWIS WHITE,

Deceased.

The administration of the estate of Thomas Lewis White, deceased, whose date of death was April 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 November 28, 2025.

Personal Representative:
Steven W. Ledbetter
c/o Ledbetter Cowan Law Group
229 Pensacola Road
Venice, Florida 34285
Attorney for Personal Representative:
Ledbetter Cowan Law Group
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
Nov. 28; Dec. 5, 202525-02286S

Q

Are internet-only legal notices sufficient?

A

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.

Q&A

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

331128281

IV 18/27

--- ESTATE / ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO: 2025-CC-008634 NC
SANTANDER CONSUMER USA,
INC.,
Plaintiff, vs.
JOSEPH ROBERT PERRY,
Defendant.

To: Joseph Robert Perry
3372 Cunliffe Road
North Port, FL 34287

YOU ARE HEREBY NOTIFIED
that a Complaint in Replevin has
been filed against you seeking
possession of a 2015 Ford Explorer,
VIN 1FM5K8GT3FGA75298. You are
required to serve a copy of your written
defenses, if any, to Bertis Echols,
Esq., of Evans Petree, PC, Plaintiff's
attorneys, whose address is 1715 Aaron
Brenner Drive, Suite 800, Memphis,
TN 38120, and file the original with
the Clerk of this Court at 2000 Main
Street, Sarasota, FL 34237, on or before
12-29, 2025; otherwise a default will
be entered against you for the relief
prayed for in the complaint or petition.
This Notice shall be published for four
consecutive weeks in the Business
Observer.

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

WITNESS my hand and the seal of said court at on this 19 day of November 2025.

KAREN E RUSHING, CLERK
CLERK OF COURT
(SEAL) BY: G. Kopinsky
Deputy Clerk

/s/ Bertis Echols
Bertis Echols
Florida Bar #0063387
Evans | Petree PC
Plaintiff's Attorney
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120
Phone: (901) 525-6781
Fax: (901) 248-6854
E-Mail: bechols@evanspetree.com
Nov. 28; Dec. 5, 12, 19, 2025

25-02274S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-005840-NC
Division PROBATE
IN RE: ESTATE OF
CATHERINE MARY RAIOLE
Deceased.

The administration of the estate of Catherine Mary Raiole, deceased, whose date of death was October 9, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is 11/28/2025

Personal Representative:
Michael J. Raiole
12610 Camberley Forest Dr.
Herndon, Virginia 20171
Attorney for Personal Representative:
Teresa K. Bowman, Esq.
Attorney for the
Personal Representative
Florida Bar Number: 0021453
Teresa K. Bowman P.A.
3277 Fruitville Rd., Suite D-2
SARASOTA, FL 34237
Telephone: (941) 735-5200
Fax: (941) 234-0604
E-Mail: tkbowman@tkbowmanpa.com
Secondary E-Mail:
liz@tkbowmanpa.com
Nov. 28; Dec. 5, 2025

25-02292S

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL ACTION
Case #: 2025 CA 004504 NC
DIVISION: A
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Sara S Micaletti; Anthony P.
Jacquinto; Dominic Jacquinto;
Susan Sims; Unknown Spouse of
Sara S. Micaletti; Unknown Spouse
of Anthony P. Jacquinto; Unknown
Spouse of Dominic Jacquinto;
Unknown Spouse of Susan Sims;
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: Dominic Jacquinto: 2037 Pine Terrace, Sarasota, FL 34231, Unknown Spouse of Anthony P. Jacquinto: 2035 Pine Terrace, Sarasota, FL 34231, Unknown Spouse of Dominic Jacquinto: 2037 Pine Terrace, Sarasota, FL 34231 and Unknown Spouse of Susan Sims: 2035 Pine Terrace, Sarasota, FL 34231 Residence unknown, if living, including 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, creditors, 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 aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that

an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Sarasota County, Florida, more particularly described as follows:

LOT 6, EXCEPT THE WEST 1 1/2 FEET, AND THE WEST 3 FEET OF LOT 7, BLOCK D, HARBOR OAKS, UNIT 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 170, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

more commonly known as 2037 Pine Terrace, Sarasota, FL 34231.

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 Raton, 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 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 17 day of November, 2025.

Karen E. Rushing
Circuit and County Courts
(SEAL) By: G. Kopinsky
Deputy Clerk

25-333539 FC01 WNI
Nov. 28; Dec. 5, 2025

25-02263S

FIRST INSERTION

NOTICE TO CREDITORS

The administration of the estate of James C Hastings, deceased, File Number file #2025 CP 5175 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Karen Rushing, Clerk of Court, Probate Division, 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands

against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS November 28, 2025

Personal Representative:
Karen B Hastings
8219 Varenna Dr,
Sarasota, FL34231

Attorney for Personal Representative:
Robert T. Smallwood II
2100 Constitution Blvd
Sarasota, FL 34231
Telephone: (941) 349-6066
Nov. 28; Dec. 5, 2025

25-02270S

LEGAL NOTICE

Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**
lv20006.v27

--- ACTIONS / ESTATE ---

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025-CA-3905 UMANA GROUP, LLC, Plaintiff, v. MARIA VOLIKAS; ET AL., Defendants. To: MARIA VOLIKAS; FETINI VOLIKAS; JOHN CONNELLY; THOMAS CONNELLY; DONNA SEELEY YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: LOT 2 BLK 2143 45TH ADD TO PORT CHARLOTTE More commonly known as: Lot 2, 000 Hinshaw Avenue, North Port, FL 34288 AND LOT 6 BLK 2062 44TH ADD TO PORT CHARLOTTE More commonly known as: Lot 6, 000 Cranfield Circle, North Port, FL 34288 has been filed by Plaintiff, UMANA GROUP, LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sut-

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025-CA-3905 UMANA GROUP, LLC, Plaintiff, v. MARIA VOLIKAS; ET AL., Defendants. To: MARIA VOLIKAS; FETINI VOLIKAS; JOHN CONNELLY; THOMAS CONNELLY; DONNA SEELEY YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: LOT 2 BLK 2143 45TH ADD TO PORT CHARLOTTE More commonly known as: Lot 2, 000 Hinshaw Avenue, North Port, FL 34288 AND LOT 6 BLK 2062 44TH ADD TO PORT CHARLOTTE More commonly known as: Lot 6, 000 Cranfield Circle, North Port, FL 34288 has been filed by Plaintiff, UMANA GROUP, LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sut-

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 5386 NC Division: PROBATE IN RE: ESTATE OF KELLEY BARNETT BEALL, a/k/a KELLEY LYNN BEALL or KELLEY L. BEALL. Deceased/ The administration of the estate of KELLEY BARNETT BEALL, also known as KELLEY LYNN BEALL or KELLEY L. BEALL, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230, Florida. 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

ton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 12-29-2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Witness my hand and the seal of this court on this 19 day of November, 2025. KAREN E. RUSHING, CLERK Clerk of the Circuit Court (SEAL) By: G. Kopinsky Deputy Clerk Nov. 28; Dec. 5, 12, 19, 2025 25-02262S	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 November 28, 2025. Personal Representative: JAMES M. BARNETT 5524 Magnolia Blossom Lane Sarasota, FL 34233 Attorney for Personal Representative: DIANNE D. HAGAN Florida Bar Number 712663 DIANNE D. HAGAN, P.A. 1270 Fox Creek Drive Sarasota, FL 34240 Telephone: (941) 957-4444 E-mail: dhagan1800@yahoo.com Nov. 28; Dec. 5, 2025 25-02285S
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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 5386 NC Division: PROBATE IN RE: ESTATE OF KELLEY BARNETT BEALL, a/k/a KELLEY LYNN BEALL or KELLEY L. BEALL. Deceased The administration of the estate of KELLEY BARNETT BEALL, also known as KELLEY LYNN BEALL or KELLEY L. BEALL, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230, Florida. 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

ton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 12-29-2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Witness my hand and the seal of this court on this 19 day of November, 2025. KAREN E. RUSHING, CLERK Clerk of the Circuit Court (SEAL) By: G. Kopinsky Deputy Clerk Nov. 28; Dec. 5, 12, 19, 2025 25-02262S	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 November 28, 2025. Personal Representative: JAMES M. BARNETT 5524 Magnolia Blossom Lane Sarasota, FL 34233 Attorney for Personal Representative: DIANNE D. HAGAN Florida Bar Number 7 12663 DIANNE D. HAGAN, P.A. 1270 Fox Creek Drive Sarasota, FL 34240 Telephone: (941) 957-4444 E-mail: dhagan1800@yahoo.com Nov. 28; Dec. 5, 2025 25-02291S
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SARASOTA COUNTY

SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---

THIRD INSERTION
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case No. 2025 CA 005767 NC In re: THE GRANITE PLACE, INC., Assignor, to LARRY S. HYMAN, Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about November 4, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by THE GRANITE PLACE, INC., Assignor, with its principal place of business at 2328 N. Washington Blvd., Sarasota,

FL 34234, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Sarasota County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before March 4, 2026. Nov. 14, 21, 28; Dec. 5, 2025 25-02204S	
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FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case Number: 2025 CA 000731 NC SAM DAHDAL, Plaintiff, v. ASAKA WEERASURIYA, MARION WEERASURIYA, and AVISION CUSTOMS, LLC, Defendants. TO: MARION WEERASURIYA Whose Residences are: Unknown Whose last Known Mailing Addresses are: 1401 Gulf of Mexico Drive Longboat Key, FL 34228 YOU ARE HEREBY NOTIFIED that an action regarding Contact and In-debtedness in Sarasota County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, on Plaintiff's attorney, Ralph M. Guito, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 1228 E. 7th Avenue, Suite 100, Tampa, Florida 33605,

on or before December 8, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. 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 29 day of October, 2025. KAREN E RUSHING, CLERK Clerk of Court, Sarasota County, Florida (SEAL) By: G. Kopinsky Deputy Clerk Nov. 7, 14, 21, 28, 2025 25-02131S	
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FOURTH INSERTION
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case No. 2025 CA 005669 NC In re: WLH, LLC, Assignor, to LARRY S. HYMAN, Assignee. TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about October 29, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by WLH, LLC, Assignor, with its principal place of business at 1858 Ringling Blvd, Suite 300, Sarasota, FL 34236, to Larry S.

Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Sarasota County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before February 26, 2026. Nov. 7, 14, 21, 28, 2025 25-02158S	
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SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2025 CP 3835 NC IN RE: ESTATE OF KATHLEEN A. BURKETT, Deceased. The administration of the estate of KATHLEEN A. BURKETT, deceased, whose date of death was September 6, 2021 and whose Social Security Number ends in XXX-XX-9493, is pending in the Circuit Court for Sarasota County, 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 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 AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Sylvia M. Winters P.O. Box 2731 Sarasota, Florida 34230 Attorney for Personal Representative: Brenden S. Moriarty, Esq. LONG, RAGSDALE & WATERS, P.C. 1111 N. Northshore Drive, Suite S-700 Knoxville, Tennessee 37919 (865) 584-4040 Florida Bar No. 0189863 bmoriarty@lrllaw.com pleadings@suncoastlegalgroup.com November 21, 28, 2025 25-02247S	
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SECOND INSERTION
PUBLIC NOTICE Dr Elzbieta Wozniak is closing the medical practice located at 7037 S Tamiami Trail Unit D Sarasota Fl 34231 on 12/01/2025. Patients may request their medical records by contacting the office at 941-921-9771 Dr Elzbieta Wozniak thanks all patients for the trust and support over the years. Nov. 21, 28; Dec. 5, 12, 2025 25-02251S

THIRD INSERTION
NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2025 DR 003438 NC Division: 1 EDWIN MORALES, Petitioner, and ODETTE MIQUI, Respondent TO: ODETTE MIQUI DOB: 11/10/1976 Age: 40 Race: White Hair Color: Black Eye Color: Brown Height: 5'8 Weight: 200 lbs YOU ARE NOTIFIED that an action for Petition to Domesticate and Enforce Foreign Judgment has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on D. Scott Wesley, Esq., Petitioner's attorney, whose address is 2127 Ringling Blvd, Suite 103, Sarasota,

Florida 34237, on or before 12-15-2025, and file the original with the clerk of this court at R.L. Anderson Administration Center, 4000 S. Tamiami Trail, Sarasota, Florida 34292, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED this 4 day of November, 2025. KAREN E RUSHING, CLERK CLERK OF THE CIRCUIT COURT (SEAL) By: Glen Kopinsky Deputy Clerk Nov. 14, 21, 28; Dec. 5, 2025 25-02166S	
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SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 005046 NC Division Probate IN RE: ESTATE OF WILLIAM FERGUSON EADIE AKA WILLIAM F. EADIE 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 William Ferguson Eadie aka William F. Eadie, deceased, File Number 2025 CP 005046 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237; that the decedent's date of death was May 30, 2025; that the total value of the estate is \$6,065.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Susan G. Ogren 9769 Sun Seeker Dr. Venice, FL 34292 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 provi-

sion for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 21, 2025 Person Giving Notice: Susan G. Ogren 9769 Sun Seeker Dr. Venice, Florida 34292 Attorney for Person Giving Notice Ledbetter Cowan Law Group Steven W. Ledbetter, Esq., FL Bar No. 41345 Email: steve@LedbetterLawFL.com Callie W. Cowan, Esq., FL Bar No. 57893 Email: callie@LedbetterLawFL.com Jada W. Terreros, Esq. FL Bar No. 1032584 Email: jada@LedbetterLawFL.com Oksana Melnichenko, Esq., FL Bar No. 1059375 Email: oksana@LedbetterLaw FL.com 229 Pensacola Road Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: prbate@LedbetterLawFL.com November 21, 28, 2025 25-02249S	
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SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 004998 NC Division Probate IN RE: ESTATE OF MARY ANN FINGERLE Deceased. The administration of the estate of Mary Ann Fingerle, 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, 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. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Katherine L. Smith 3400 S. Tamiami Trail, Suite 101 Sarasota, Florida 34239 Attorney for Personal Representative: Kate Smith, Attorney Florida Bar Number: 0196010 3400 S. Tamiami Trail, Suite 101 Sarasota, FL 34239 Telephone: (941) 952-0550 Fax: (941) 952-0551 E-Mail: Kate@KateSmithLawFL.com Secondary E-Mail: Tammy@KateSmithLawFL.com November 21, 28, 2025 25-02236S	
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SAVE



TIME

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LY20906_V24

--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003883-NC Division Probate IN RE: ESTATE OF ELIZABETH LEAMY WHITING Deceased. The administration of the estate of Elizabeth Leamy Whiting, deceased, whose date of death was March 14, 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. 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 November 21, 2025. Personal Representative: Courtney E. Whiting 158 Woodland Ave. Bridgeport, Connecticut 06605 Attorney for Personal Representative: Selina Pirkau, Attorney Florida Bar Number: 1031712 LEGACY SOLUTIONS LAW FIRM 4000 Hollywood Boulevard, Suite 555-S Hollywood, FL 33021 Telephone: (754) 292-0912 Fax: (754) 292-0912 E-Mail: selina@floridalegacylaw.com Secondary E-Mail: service@floridalegacylaw.com November 21, 28, 2025 25-02231S

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA File No. 2025CP003939SC Division PROBATE IN RE: ESTATE OF ANTHONY A. GIESEGH Deceased. The administration of the estate of ANTHONY A. GIESEGH, deceased, whose date of death was May 31, 2025, 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 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 November 21, 2025. Personal Representative: ROBIN GIESEGH 250 N. McCall Road, Lot 21 Englewood, Florida 34223 Attorney for Personal Representative: JESSICA K CLOSE, ESQUIRE Attorney Florida Bar Number: 1011273 406 N. Indiana Avenue, Suite 2 Englewood, Florida 34223 Telephone: (941) 548-7883 Fax: (941) 841-4051 E-Mail: jclose@closelegal.com Secondary E-Mail: office@closelegal.com November 21, 28, 2025 25-02224S

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 005296 SC Division: Probate IN RE: ESTATE OF FLORENCE J. BUSH Deceased. The administration of the estate of FLORENCE J. BUSH, deceased, whose date of death was September 23, 2025, 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	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 November 21, 2025. Personal Representative: LYNNE MARIE HIRTZ 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 November 21, 28, 2025 25-02220S

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

LV18237_V3_4

ACTIONS / SALES

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025 CA 001929 NC U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR HOMES MORTGAGE TRUST, Plaintiff, vs. BAY STREET CAPITAL LLC A/K/A BAY STREET CAPITAL, LLC; JOSHUA B. KANTOR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KAREN E. RUSHING as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com at, 9:00 AM on the 16 day of December, 2025,	the following described property as set forth in said Final Judgment, to wit: LOT 48, HYMOUNT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 73, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PROPERTY ADDRESS: 4364 GROVELAND AVE, SARASOTA, FL 34231 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding,
	you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 07 day of November 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-03904 November 21, 28 2025 25-02250S

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case #: 2025 CA 001014 NC DIVISION: C Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A. as Trustee to Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-9XS Plaintiff, -vs.- Suzanne Viera; Sal Viera; Unknown Spouse of Suzanne Viera; Unknown Spouse of Sal Viera; 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. 2025 CA 001014 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A. as Trustee to Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-9XS, Plaintiff and Suzanne Viera 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 March 12, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 45, TRACT A, LAKEWOOD, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 79, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 24-331611 FC01 CXE November 21, 28, 2025 25-02228S

SECOND INSERTION	
NOTICE OF SALE, PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NUMBER: 2025 CA 001336 NC MICHAEL F. KLEIN AND DONNA M. KLEIN, AS CO-TRUSTEES OF THE KLEIN TRUST AGREEMENT DATED MAY 17, 2012, Plaintiffs, VS. DMITRY A. DIMOV, individually and as Trustee of THE ABUNDANT LIFE A NON-GRANTOR IRREVOCABLE CONTRACT BUSINESS TRUST ORGANIZATION dated December 10, 2018; VLADIMIR V. KIZ, individually and as Trustee of THE ABUNDANT LIFE A NON-GRANTOR IRREVOCABLE CONTRACT BUSINESS TRUST ORGANIZATION dated December 10, 2018; UNKNOWN SPOUSE OF DMITRY A. DIMOV; UNKNOWN SPOUSE OF VLADIMIR V. KIZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ANY UNKNOWN PARTIES claiming interests by, through, under or against the above-named Defendants, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgement of Mortgage Foreclosure (DIN: 80) dated November 13, 2025, and entered in Case No. 2025 CA 1336 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein MICHAEL F. KLEIN AND DONNA M. KLEIN, AS CO-TRUSTEES OF THE KLEIN TRUST AGREEMENT DATED MAY 17, 2012, are Plaintiffs, and DMITRY A. DIMOV, AS TRUSTEE OF THE ABUNDANT LIFE A NON-GRANTOR IRREVOCABLE CONTRACT BUSINESS TRUST ORGANIZATION DATED DECEMBER 10, 2018 and VLADIMIR V. KIZ, AS TRUSTEE OF THE ABUNDANT LIFE A NON-GRANTOR IRREVOCABLE CONTRACT BUSINESS TRUST ORGANIZATION DATED DECEMBER 10, 2018 and THE CITY OF NORTH PORT, FLORIDA are the Defendants, Karen E. Rushing, Clerk of the Court for Sarasota County, Florida, will sell to the highest and best bidder for cash online at www.sarasota.realforeclose.com at 9:00 a.m. on the 8th day of January, 2026, all as provided by Chapter 45 of the Florida Statutes, the following	described property as set forth in said Final Judgment of Partition, to wit: SEE ATTACHED EXHIBIT "A" EXHIBIT "A" Parcel "1", A portion of Tract "D", SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES, according to the plat thereof as recorded in Plat Book 19, Pages 44, 44A through 44D, inclusive, of the Public Records of Sarasota County, Florida, being more particularly described as follows: Commencing at the most Northerly corner of said Tract "D"; thence North 71°55'18" West along the North line of said Tract "D" a distance of 458.35 feet to the Point of Curvature of a curve to the left, having a radius of 435.07 feet, a central angle of 16°28'50", a chord bearing of North 80°09'43" West and a chord length of 124.71 feet; thence along the arc of said curve, an arc length of 125.14 feet to the Point of Tangency of said curve; thence North 88°24'08" West, along the North line of said Tract "D" a distance of 840.19 feet to the Point of Beginning at the Northwest of a Lake Tract as recorded in Official Records Book 2357, Page 382, Public Records of Sarasota County, Florida; thence South, a distance of 89.05 feet (deed 89.18 feet) to a corner of said Lake Tract; thence South 49°23'04" East, along the Southerly line of said Lake Tract parallel with and 150.00 feet Northeasterly of the Southerly line of said Tract "D" a distance of 595.30 feet; thence South 40°36'56" West, a distance of 150.00 feet; to a point on the Northerly line of Narcissus Terrace; thence North 49°23'04" West, along the Northerly line of said Narcissus Terrace also being the Southerly line of said Tract "D", a distance of 594.89 feet to the Point of Curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 39°59'56", a chord bearing of North 69°23'02" West and a chord length of 68.40 feet; thence along the arc of said curve, an arc length of 69.81 feet to the Point of Tangency of said curve; thence North 89°23'00" West along the North line of Narcissus Terrace and the South line of Tract "D", a distance of 3180.49 feet; thence North 65°26'14" West, along the
	Northerly line of said Narcissus Terrace and the Southerly line of Tract "D", a distance of 244.70 feet to the Point of Curvature of a curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00" a chord bearing of North 20°26'14" West and a chord length of 35.36 feet; thence along the arc of said curve, an arc length of 39.27 feet to the Point of Tangency of said curve; thence North 24°33'46" East along the Easterly line of Salford Blvd., and the West-erly line of Tract "D" a distance of 166.05 feet to the Point of Curvature of a curve to the left, having a radius of 1491.28 feet, a central angle of 04°05'03", a chord bearing of North 22°31'15" East and a chord length of 106.28 feet; thence along the arc of said curve, an arc length of 106.30 feet to the Northwest corner of said Tract "D"; thence South 65°26'14" East, along the Northerly line of said Tract "D" a distance of 365.03 feet; thence South 88°24'08" East along the North line of said Tract "D" a distance of 3136.06 feet to the Point of Beginning. 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 at Sarasota County, Florida this 18th day of November, 2025. GIBSON KOHL, P.L. 1800 Second Street Suite 777 Sarasota, FL 34236 Telephone: 941-362-8880 Facsimile: 941-362-8881 Primary Email: legaljimjdg@comcast.net Secondary Email: legaljimws2@comcast.net Attorneys for Plaintiff By: /s/ James D. Gibson James D. Gibson Fla. Bar No. 0709069 November 21, 28, 2025 25-02246S

SECOND INSERTION	
*AMENDED NOTICE OF FORECLOSURE SALE (*To add Clerk's name) THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025 CA 002876 NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. DIANNE P. PATTERSON-REECE; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate	whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF DIANNE P. PATTERSON-REECE, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Thursday, January 8, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property: Lot 15, Block 2087, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38 & 38A thru 38GG, of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-002876-NC. Any person claiming an interest in the surplus from the sale, if any, other
	than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Albert J. Tiseo, Jr. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff November 21, 28, 2025 25-02243S

SECOND INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO. 2025 CC 006979 NC ASSOCIATION OF WOODSIDE VILLAGE EAST, INC., a Florida not-for-profit corporation Plaintiff, vs. KATHLEEN E. WEISS, AS TRUSTEE OF THE KATHLEEN E. WEISS REVOCABLE LIVING TRUST, UTD 5/21/2019; KATHLEEN E. WEISS, IF LIVING AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, OR OTHERS CLAIMING BY, THROUGH OR UNDER KATHLEEN WEISS, DECEASED; THE KATHLEEN E. WEISS REVOCABLE LIVING TRUST, UTD 5/21/2019; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; LINDA DEALAMAN; AND JANET FARRELLY, and all others whom it may concern: The property herein described is as follows: Unit 24, WOODSIDE VILLAGE EAST, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 1042, Pages 379 through 441, inclusive, as amended in Official Records Book 1107, Page 354; Official Records Book 1238, Page 926; Official Records Book 1315, Page 1337; Official Records Book 1349, Page 812; and all amendments thereto, and as per plat thereof recorded in Condominium Book 7, Pages 38 and 38A, and amended in Condominium Book 10, Pages 49, 49A and 49B, and Condominium Book 13, Pages 34, 34A and 34B, of the Public Records of Sarasota County, Florida. With an address of 2242 Circlewood Drive, #24, Sarasota, Florida 34231. YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, ASSOCIATION OF WOODSIDE VILLAGE EAST, INC., and you are required to serve a copy of your written defenses, if any, to it on John P. Jabro, Esquire, attorney for Plaintiff, whose address is Lobeck & Rowe, PA, 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file	CLAIMING BY, THROUGH OR UNDER KATHLEEN WEISS, DECEASED; THE KATHLEEN E. WEISS REVOCABLE LIVING TRUST, UTD 5/21/2019; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; LINDA DEALAMAN; AND JANET FARRELLY, and all others whom it may concern: This Notice shall be published once each week for two consecutive weeks in the BUSINESS OBSERVER SARASOTA EDITION. WITNESS my hand and seal of said court at Sarasota, Sarasota County, Florida on this 10 day of November, 2025. KAREN E. RUSHING Clerk of the Court By: G. Kopinsky As Deputy Clerk Attorney for Plaintiff: MICHELLE A. ROWE, ESQUIRE Florida Bar No. 0036605 JOHN PAUL JABRO, ESQUIRE Florida Bar No. 1049661 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 / Fax: (941) 951-1469 Designated E-Mail Addresses: Primary: mrowe@lobeckrowe.com Secondary: jjabro@lobeckrowe.com Tertiary: carrieta@lobeckrowe.com Attorneys for Plaintiff, ASSOCIATION OF WOODSIDE VILLAGE EAST, INC. November 21, 28, 2025 25-02218S

SECOND INSERTION	
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.	
	Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025, at 10:00 AM EST. Property will be sold to the highest bidder.
	7002 - 335 South Beneva Rd, Sarasota, FL 34233 - 941-732-1753- Kellie Snellgrove: Bags, TV, Small Shop Vac, Fishing Pole, Clothing, MK Purse, Tote, DVD's, Broom, Car Window Shade; Crystal Bowen: Bicycle Frames, Bicycle Tires & Rims, Scooter Parts, Speaker, Shelving, Stroller, Mini Exercise Trampoline, Suitcases, Totes, Tent, Bags, Stool; David Cooper: Boxes, Totes, Small Bins, Metal Detector ***MOTORCYCLE in Unit NOT FOR SALE***
	7101-7600 Claxtrauss Dr, Sarasota, FL 34240 - 941-213-5391; George Coffey: Message Tables, Printers, Chiropactic Tables, Totes, Boxes, Wall Art, Portable Radio Lantern, Childs Electric Scooter, Backpack, Christmas Decorations, Aluminum Cane
	7005 - 2590 17th St., Sarasota, FL 34234 - 941-842-0532; Daniel Careaga: Mop Bucket w/strainer, Mat, Flat Screen TV, Commercial Mop Bucket, Pictures, Book Rack, Large Picture, Foldup Sports Chair, Book Shelf, Lamp & Lampstand, Chemicals, Kids Toys, Teddy Bears, Boogie Board, Kids Bicycle, Two Wheel Dolly, Mops, Swiffer, Brooms, Rags, Boxes, Totes, Filing Cabinet; Lavonda Cooper: Bags, Bags of Clothes, Clothing Basket, Satchel w/items, Quilt, Shirts, Towels, Fan; Gerald Williams: Clothes, Plastic File Storage Unit, Wicker Bag with Clothes inside, LG Storage Bag, Smaller Storage Bag; Robert Schaefer: Slate Pool Table, Wooden Stand for Pool Table, Laundry Basket, Tote, Wicker Basket, Large Wicker Basket; Jerrika Green: Manikins, Neon Lights, two Cabinets, Lamp, Clothing, Store Racks, Totes, Boxes, Store Signs, Purses/Wallets, Two Flat Screen TVs, Folding Table, Chairs, Decorative Chest, Mirror, Art Work, Decorative Display Table, Stool Chair, Makeup Counter, Couch; Jerome Scott: LG Car Back Seat, Rolls of Material, Hitch, Clock, Power Vac, Crate, Tool Boxes, Assort. Spray Cans, Clothes, Drawer, Bags, Table, Fishing Pole, Cooler, Blankets, Tape Measure; Lakeitha Williams: CriCut/Easy Press 2, Kids Small Truck, Books, Bags, Comforter, Video Cables, Back Pack, Cooler Pack, Pocketbook, Clothes, Brooms, Dustpan, Table Plant Holder; Robert Dunlap: Couch w/reclining Seats, Chair w/ottoman, Paw Patrol ATV , Dining Room Table, Microwave, Kids Scooter, Xmas Decorations, Shower Curtain, Baby Trampoline, Decorations, Boxes, Big Bag w/Xmas decorations, Large Glass top for Dinning Table; Randall Bunch: Milwaukee Packout Tool Box, Batteries, Tire Jack, Air Conditioner Unit, Pressure Washer, Multiple Tools Electric & Manuel. Tool Boxes, Mattress/Box Spring, Outdoor Chair, Cooler , Bed, Totes, Dyson Vacuum, Pictures, Ladders, Workshop Vac, Flags; Daniel Careaga: Mop Bucket w/strainer, Mat, Flat Screen TV, Commercial Mop Bucket, Pictures, Book Rack, Large Picture, Foldup Sports Chair, Book Shelf, Lamp & Lampstand, Chemicals, Kids Toys, Teddy Bears, Boogie Board, Kids Bicycle, Two Wheel Dolly, Mops, Swiffer, Brooms, Rags, Boxes, Totes, Filing Cabinet. Jarika Green : Manikins, Neon Lights, two Cabinets, Lamp, Clothing, Store Racks, Totes, Boxes, Store Signs, Purses/Wallets, Two Flat Screen TVs, Folding Table, Chairs, Decorative Chest, Mirror, Art Work, Decorative Display Table, Stool Chair, Makeup Counter, Couch
	7009 - 8901 S Tamiami Trail, Sarasota, FL, 34238,(941) 918-8905, Caitlin Roe: Boxes, totes, Christmas items, wall art, Mat-tress, boxes, totes, table; Marina Slater: Mirror, totes, step ladder, lamp; Kirsten Hill: Fish tanks, totes November 21, 28, 2025 25-02226S

ACTIONS / SALES

SECOND INSERTION		
*AMENDED NOTICE OF FORECLOSURE SALE (*To add Clerk's name) THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025 CA 002874 NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. TREVOR ROBINSON; 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 TREVOR ROBINSON, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Thursday, January 8, 2026, at public sale at www.sarasota.realforeclose.com,		
sell to the highest bidder, for cash, the following-described real property: Lot 25, Block 1067, 24th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 14, 14A through 14M, of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-002874-NC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Albert J. Tiseo, Jr. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff November 21, 28, 2025 25-02240S		

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-005938-SC BROOK TO BAY RESIDENTS' COOPERATIVE, INC., a Florida not-for-profit corporation, Plaintiff, vs. NICK BEARDSLEE, Individually and as Co-Trustee of THE GARY I. AND BETTY J. BEARDSLEE FAMILY TRUST; DEBRA L. WESSELS, as Co-Trustee of THE GARY I. AND BETTY J. BEARDSLEE FAMILY TRUST; TERRY FOSTER, as Co-Trustee of THE GARY I. AND BETTY J. BEARDSLEE FAMILY TRUST; 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: 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, YOU ARE NOTIFIED that an action to foreclose a lien against the following-described real property in Sarasota County, Florida: Unit No. 94 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 1969 single wide mobile home, VIN: 60126811 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 22 day of December, 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 November 14, 2025. KAREN E. RUSHING Clerk of Courts (SEAL) BY: G. Kopinsky Deputy Clerk November 21, 28, 2025 25-02232S		

SECOND INSERTION		
*AMENDED NOTICE OF FORECLOSURE SALE (*To add Clerk's name) THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025 CA 002877 NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. ORPHA KELLY; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF ORPHA KELLY, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Thursday, January 8, 2026, at public sale at www.sarasota.realforeclose.com,		
sell to the highest bidder, for cash, the following-described real property: Lot 20, Block 2194, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45GG, of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-002877-NC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Albert J. Tiseo, Jr. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff November 21, 28, 2025 25-02239S		

SECOND INSERTION		
*AMENDED NOTICE OF FORECLOSURE SALE (*To add Clerk's name) THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25CA3116NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. CYRIL CAMPBELL and ISATU TURAY; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF CYRIL CAMPBELL; and UNKNOWN SPOUSE OF ISATU TURAY, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Thursday, January 8, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:		
Lot 24, Block 2222, 46th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 45, of the Public Records of Sarasota County, Florida Lot 12, Block 601, 18th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 6, 6A through 6V, of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-003116-NC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Albert J. Tiseo, Jr. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff November 21, 28, 2025 25-02241S		

SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CASE NO.: 2025-CA-003358 NC DIVISION: C THE TOWNS AT LAKESIDE ASSOCIATION, INC., Plaintiff, v. SUPER STOP STORES, INC., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 12, 2025, and entered in Case No. 2025-CA-003358 NC of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein THE TOWNS AT LAKESIDE ASSOCIATION, INC. is Plaintiff, and SUPER STOP STORES, INC. is the Defendant, that I will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com Sarasota County, Florida, at 9:00 A.M. on the 8th day of January 2026, the following described property as set forth in said Order or Final Judgment, to-wit: Lot 135, Towns at Lakeside, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 38, of the Public Records of Sarasota County, Florida. Street Address: Jonah Drive, North Port, Florida 34289. Name of Clerk Making the Sale: Karen E. Rushing, Sarasota County Clerk of Courts 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. WASSERSTEIN, P.A. 301 Yamato Road Suite 2199 Boca Raton, Florida 33431 Tel.: (561) 288-3999 Primary E-Mail: danw@wassersteinpa.com By: /s Daniel Wasserstein DANIEL WASSERSTEIN, ESQ. Florida Bar No. 42840 November 21, 28, 2025 25-02227S		

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025 CA 005475 NC Truist Bank Plaintiff, vs. Unknown Successor Trustee(s) of the Sabaa Family Revocable Trust Agreement, Dated August 26, 2024; Unknown Beneficiaries of the Sabaa Family Revocable Trust Agreement, Dated August 26, 2024; Nouritza Balabanian Defendants. TO: Unknown Successor Trustee(s) of the Sabaa Family Revocable Trust Agreement, Dated August 26, 2024 and Unknown Beneficiaries of the Sabaa Family Revocable Trust Agreement, Dated August 26, 2024 Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Sarasota County, Florida: LOT 15, BLOCK B, REPLAT OF PART OF VACATED PLAT HOLLYWOOD GARDENS, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. DATED on November 14, 2025. Karen Rushing As Clerk of the Court (SEAL) By G. Kopinsky As Deputy Clerk File # 25-F02809 November 21, 28, 2025 25-02233S		

SECOND INSERTION		
*AMENDED NOTICE OF FORECLOSURE SALE (*To add Clerk's name) THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025 CA 002879 NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. ELIZABETH C. PURCELL-SARGEANT; her devisees, grantees, creditors, and all other parties claiming by, through, under or against her and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; and UNKNOWN SPOUSE OF ELIZABETH C. PURCELL-SARGEANT, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Thursday, January 8, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property: Lot 1, Block 1170, 25th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 2, 2A through 2Q, of the Public Records of Sarasota County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-002879-NC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Albert J. Tiseo, Jr. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff November 21, 28, 2025 25-02242S		

SECOND INSERTION		
*AMENDED NOTICE OF FORECLOSURE SALE (*To add Clerk's name) THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025 CA 002869 NC DIVISION "C" NEW VISTA PROPERTIES, INC., a Florida Corporation, Plaintiff, vs. AMAN ULLAH CHOWDHURY and NAIM ABDULLAH; their devisees, grantees, creditors, and all other parties claiming by, through, under or against them and all unknown natural persons, if alive and if now known to be or alive, their several and respective spouses, heirs, devisees, grantees, and other creditors or other parties claiming by, though, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF AMAN ULLAH CHOWDHURY; and UNKNOWN SPOUSE OF NAIM ABDULLAH, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, will at 9:00 a.m. on Thursday, January 8, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property: Lot 2, Block 2346, 48th Addition to Port Charlotte Subdivision, 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 The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Sarasota County, Florida, in Civil Action No. 2025-CA-002869-NC. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Albert J. Tiseo, Jr. ALBERT J. TISEO, JR., ESQUIRE Florida Bar Number 0323240 GOLDMAN, TISEO & STURGES, P.A. 701 JC Center Court, Suite 3 Port Charlotte, Florida 33954 (941) 625-6666 Telephone (941) 625-0660 Facsimile atiseo@gtslawfirm.com lbaird@gtslawfirm.com Attorney for Plaintiff November 21, 28, 2025 25-02244S		

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