Public Notices

Business Observer

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SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Unit C Welding located at 5782 Kalogridis Rd in the City of Haines City, Sarasota, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of November, 2025
Cindy Bahena

December 5, 2025 25-02306S

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 Point of Cure Acupuncture & Electromedicine located at 5920 Pan American Blvd Suite 208b in the City of North Port, Sarasota, FL 34287 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of November, 2025
E Lu, DTCM

December 5, 2025 25-02305S

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Quick lift garage door services located at 600 Treviso Grand Cir, in the County of Sarasota, in the City of Nokomis, Florida 34275 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Nokomis, Florida, this 27th day of November, 2025.
QUICK LIFT US LLC

December 5, 2025 25-02303S

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Stephen D Noonan / NOONAN SERVICES INC will engage in business under the fictitious name HEALTHSOURCE OF SOUTH BRADENTON, with a physical address 5318 BARBAROSSA AVE SARASOTA, FL 34235, with a mailing address 5318 BARBAROSSA AVE SARASOTA, FL 34235, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

December 5, 2025 25-02328S

FIRST INSERTION

Notice of Public Sale:

The LockUp Self Storage at 845 N. Tamiami Trail, Nokomis, FL 34275 will sell the contents of the following unit to satisfy a lien to the highest bidder on December 26th, 2025 by 11am, at www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #3064– Robert Foster – Queen mattress, microwave, TV & TV stand, guitars, area rugs, office chair, and bins with personal affects.

December 5, 12, 2025 25-02314S

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Your Venice PT, located at 5935 Marigold Rd, in the City of Venice, County of Sarasota, State of FL, 34293, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 26 of November, 2025.
VENICE CONCIERGE PHYSICAL THERAPY LLC
5935 Marigold Rd
Venice, FL 34293

December 5, 2025 25-02304S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 29TH 2025: CERTIFIED FLEET OF SARASOTA LLC 7501 15TH ST EAST SARASOTA, FL 34243 (941)531-5151 MV114218 2016 ISU JALE5W161G7300014 $8,480.36

December 5, 2025 25-02294S

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 16th day of December, 2025 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 3323 17th St, Sarasota, FL, 34235. Sharrer, Lindsay COUCH, SHELF, CHAIRS, MATTRESS, CHINA CABINET ,BOXES; Knapp, Cierra CLOTHES, BAGS, SHOES, BOXES,LUGGAGE, PURSES; Mitchell, Jantzen SPEAKER BOX, CHAIRS, PRESSURE WASHER, COOLER, LUGGAGE, TOOLS, FISHING POLES, TABLE, MISC Sale is subject to cancellation in the event of settlement between owner and obligated party.

December 5, 12, 2025 25-02293S

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 924568 from Morris and Marshall, Inc. 2041 Main Street, Sarasota, FL 33577. Application received: August 18, 2025. Proposed activity: Master Drainage Improvements. Project name: Morris Industrial Park. Project size: 129.70 Ac. Location: Section(s) 29, Township 40 South, Range(s) 20 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

December 5, 2025 25-02332S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-005309-NC
IN RE: ESTATE OF ROBERT RAYMOND CANUEL, Deceased.

The administration of the estate of ROBERT RAYMOND CANUEL , deceased, whose date of death was October 11, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:
Christopher A. Likens, Esq.
1800 Second Street, Suite 971
Sarasota, FL 34236
Attorney for Personal Representative:
Christopher A. Likens
Florida Bar Number: 0981303
CHRISTOPHER A LIKENS, P.A.
1800 Second Street, Suite 971
Sarasota, FL 34236
Telephone: (941) 365-7838
eservice@calikens.com

December 5, 12, 2025 25-02311S

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 77571, 2485 Luther Rd, Punta Gorda, FL 33983, (941) 270-3547
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
A111 - Grant, Daryn L; A142 - hillard, Jeannetta; A144 - Ojeda, Taurino Perez; B123 - Castillo, Krystal; B174 - Flynn, Christine; B176 - Flynn, Christine; B188 - Williams, Harley; B214 - Byrne, Thomas; B219 - Michel, Frantz; C159 - Ismail, Adam; C179 - Lopes, Aires; C207 - Bouchard, Gregory; C214 - Love, Jason; C217 - Headley, Eletisha; D123 - Gray, Devin; D126 - Bouchard, Gregory; E103 - Black, Aaron; E108 - Tapp, Charles; E126 - Erb, Tristan; E133 - parhams, Catera; F132 - pagan, Jose

PUBLIC STORAGE # 25445, 1120 US Hwy 41 ByPass S, Venice, FL 34285, (941) 786-0632
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
B005 - Stillwagon, Linda; B017 - Ferebee, Erica; B018 - LYNCH, JOY M; C027 - Tejada, Alonso; GB20 - Morales, Samantha; GD03 - Bonura, Josephine; GD10 - Saracino, Jack

PUBLIC STORAGE # 26656, 3500 Laurel Rd E, North Venice, FL 34275, (941) 800-2108
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
2042 - Waters, Steven; B415 - Van Meter, Patrick

PUBLIC STORAGE # 00125, 490 Jacaranda Blvd, Venice, FL 34292, (941) 275-9592
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1145 - Hardy, Howard; 1183 - Mechling, Alexander; 2033 - noyes, Dustin; 2093 - Hardy, Howard; 2131 - Allen, Christopher; 3006 - Willner, Samuel; 3040 - Holt, Mark; 3097 - Grimes, Michael; 3135 - Snyder, Amy; 3199 - Jones, Dean

PUBLIC STORAGE # 22124, 660 S Tamiami Trl, Osprey, FL 34229, (941) 918-0932
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
2047 - Poplin-Cook, Paulette; 3119 - Leline, Ryan; 3159 - Sinclair, Charles

PUBLIC STORAGE # 21005, 6133 S Tamiami Trail, Sarasota, FL 34231, (941) 316-6542
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1011 - BCB Homes Inc Adams, Charles; 1091 - Zack, Anita; 1139 - schmoker, Jenny; 3085 - Wiggins, Sharon

PUBLIC STORAGE # 29209, 4550 Clark Rd, Sarasota, FL 34233, (941) 328-3541
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
D193 - Armstrong, Michelle; D206 - Eclipse Tile and Marble inc Silva, Marcosalem C; E280 - Crosby, Dalton; E282 - Dadej, Daniel; E297 - silva, Laurindo; E381 - Madey, Deborah; E399 - Stephens, Tom; E425B - Wilkins, Gregory; E492 - Simon, Geri; E616 - Kennedy, Hailie; E716 - Holder, Astacia; E772 - Sakharov, Gennadii

PUBLIC STORAGE # 25854, 4050 Bee Ridge Rd, Sarasota, FL 34233, (941) 328-8654
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1539 - Graham, Teri; 1714 - Hartman, Ralph E.; 2017 - Gallina, Eva-marie; 2314 - Palmquist, Joel; 2601 - Canneto, Anthony; 2812 - Valladay, Taylor; 5001 - Rominski, Alexander; 6006 - Restle, Seth; 7012 - Hansen, Noreen; 7019 - RG real state group floridad llc Sette, Sean Cody

PUBLIC STORAGE # 25855, 1169 N Beneva Rd, Sarasota, FL 34232, (941) 413-0819
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
3006 - Raulerson, Donna; 3007 - Raulerson, Donna; 3009 - Mansfield, Phillip; 4105 - Dente, Alan; 6021 - Silliman, Christina; 6030 - Smith, Lanard; 6053 - Martinez, Manuel; 6054 - Guzan, Levi; 6120 - leon, Gabriela; 6157 - Judge, Christopher; 6227 - Sackerlotzky, Brian; 6228 - Rubalcaba, Salas; 6270 - Thomas, Dorie; 6315 - gill, michelle; 9020 - Munoz, Angel; 9030 - evans, Johnny

PUBLIC STORAGE # 77638, 6415 Initiative Blvd, Sarasota, FL 34240, (941) 259-6580
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1101 - Stephens, Thomas; 1109 - Gormley, Katia; 1135 - Desruisseaux, Olguine; 2402 - PHILLIPS, JULIE; 2514 - White, Aaliyah; 2611 - Butler, Cheniah; 3001 - Byrd, Brady; 3006 - Rouslin, Nate; 3133 - Johnson, Martin; 3174 - Zevallos, David; 3401 - Claxton, Lee; 3417 - Sparling, Sharon; 3713 - Boyle, Kristine

PUBLIC STORAGE # 25890, 7000 Professional Pkwy E, Lakewood Ranch, FL 34240, (941) 444-9371
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
B010 - Walters, Lisa Ann; J008 - Lia, Nicole; L007 - McCurtain, Tyler; PK04 - Lee, Stephen; Q088 - Johnson, Jarod

PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
1032 - Minor, Lori; 1080 - Ware III, Robert; 1086 - Cadet, Dontaisha; 1150 - Haygood, Shameka; 1151 - WALKER, Nekeisha; 1163 - Grant, Larita; 1248 - Vinson, Patricia; 1251 - Kelley, Tyler; A24 - Wilson, Mark; B13 - Keaton, Thaddeus; B27 - Boos, Janell; B37 - VERIZZO, Devin; B45 - REDDEN, TRACIE; B48 - Jean, Benjy; C23 - Tedder, Terri; CC02 - Smith, Rod; CC05 - Fianko, Benedicta; D03 - duffy, Keshawn; D04 - Bradley, Jasmine; D15 - Edelin, Bonnie; D18D22 - falasiri, Navid; E34 - Angeloff, Michael; E45 - Johnson, Curtis; F11 - Wheeler, Priscilla; F25 - Crawford, Kourtney; F34 - Davis, Stacie; F39 - Jaggers, Abbigaile; F50 - PBJ's transport llc llc, Pbj transport; G02 - Leissler, Lisa; G24 - Lopez, Juan; G29 - Winder, Billie; H13 - Carrillo, Luis; H23 - Churchill Gamble Enterrpises LLC Churchill, Ken; H36 - Jones, Ashlynn; XX03 - Reid, Sheniyah; XX27 - Williams, Virginia

PUBLIC STORAGE # 00130, 9408 SR 64, Bradenton, FL 34212, (941) 867-7942
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
1013 - Graham, Joshua; 1105 - Dominguez, Zenaida; 1614 - Silva, Briana; 2006 - Graham, Guadalupe; 2030 - Durham, Shatorria; 3205 - Reaves, Deshamonia

PUBLIC STORAGE # 77920, 4451 Cattlemen Rd, Sarasota, FL 34233, (941) 263-4407
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
2029 - Clepper, Laura; 2736 - Hart, Jerry

PUBLIC STORAGE # 23918, 5150 University Pkwy, Sarasota, FL 34243, (941) 260-2433
Time: 01:45 PM
Sale to be held at www.storagetreasures.com.
A1045 - Nicholds, Deirdre; B2099 - Saydo, Cameron; E0507 - Houston shutters Mayes , Michael ; E5039 - Johnson, India; E5045 - JL RACING Brink, Kellen; G0717 - Oliveira Pedroso, Luciana; H0802 - Oâ€™Dell, Anthony; H0804 - Windsor Reflections Mcguire, Jessica; H0826 - Hatch, Christopher ; H0847 - Aponte, Jose

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

December 5, 12, 2025 25-02295S

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
LV20906_LV3

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 5266 NC
Division Probate
IN RE: ESTATE OF
JANET A. LEAHY Deceased.

The administration of the estate of Janet A. Leahy, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 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 December 5, 2025.

Personal Representative:
Eileen C. Powers
1091 Greta Avenue
Woodstock, Illinois 60098
Attorney for Personal Representative:
John T. Griffin, Attorney
Florida Bar Number: 0674281
GRIFFIN & GRIFFIN
7077 S. Tamiami Trail
Sarasota, FL 34231
Telephone: (941) 966-2700
Fax: (941) 966-2722
E-Mail: john@griffinelderlaw.com
Secondary E-Mail:
tish@griffinelderlaw.com
December 5, 12, 2025 25-02320S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORID
PROBATE DIVISION
File No. 2025-CP-5279 NC
IN RE: ESTATE OF:
HELENA INDIANU,
Deceased.

The administration of the estate of HELENA INDIANU, deceased, whose date of death was September 6, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: December 5, 2025.

JOHN GARLAND EDWARDS
Personal Representative
1717 Riviera Circle
Sarasota, FL 34232
DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
December 5, 12, 2025 25-02313S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-005483-NC
Division Probate
IN RE: ESTATE OF
JODY WAYNE DENHAM,
Deceased.

The administration of the estate of Jody Wayne Denham, deceased, whose date of death was September 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Sarasota County, Circuit Probate Court, P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:
Brooke Logan Denham
c/o Ashley S. Hodson, Esquire
Shumaker, Loop & Kendrick, LLP
240 S. Pineapple Avenue, 9th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
Shumaker, Loop & Kendrick, LLP
Ashley S. Hodson, Esquire
Florida Bar No. 064883
240 S. Pineapple Avenue, 9th Floor
Sarasota, Florida 34236
Telephone: 941-364-2723
E-Mail Addresses:
ahodson@shumaker.com
mward@shumaker.com
December 5, 12, 2025 25-02329S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORID PROBATE DIVISION
File No. 2025-CP-5276 NC
IN RE: ESTATE OF:
SIEGLINDE MALLOY,
Deceased.

The administration of the estate of SIEGLINDE MALLOY, deceased, whose date of death was April 13, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Post Office Box 3079, Sarasota, FL 34230. 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 decedents 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 decedents estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is: December 5, 2025

ERIN CHIARI
Personal Representative
1095 Shoal Drive
San Mateo, CA 94404
John J. Shea, Esquire
Attorney for Petitioner
Barnes Walker, Goethe, Perron, Shea & Johnson, PLLC
Florida Bar No. 0261424
1776 Ringling Blvd.,
Sarasota, FL 34236
Telephone: 941-556-5999
Email: jshea@barneswalker.com
Secondary Email:
cbloomfield@barneswalker.com
December 5, 12, 2025 25-02322S

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 5953 NC
Division Probate
IN RE: ESTATE OF
SHEDERICK GREGORY
STEPHENS
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 Shederick Gregory Stephens, deceased, File Number 2025 CP 5953 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, FL 34237; that the decedent's date of death was February 10, 2025; that the total value of the estate is $41,766.20 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Shederick G. Stephens, Jr.
8932 39th St Cir E
Parrish, FL 34219
Shaquanta Phillips
10106 Mar Vista Place
Palmetto, FL 34221
Karri Stephens
1735 28th Ave E
Bradenton, FL 34208

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN 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 December 5, 2025.

Persons Giving Notice:
Shederick G. Stephens, Jr.
8932 39th St Cir E
Parrish, Florida 34219
Shaquanta Phillips
10106 Mar Vista Place
Palmetto, FL 34221
Karri Stephens
1735 28th Ave E
Bradenton, FL 34208
Attorney for Persons Giving Notice
Christopher D. Smith, Esq.
Attorney for Petitioners
Florida Bar Number: 0605433
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com
December 5, 12, 2025 25-02330S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003832 NC
IN RE: ESTATE OF
CYNTHIA LEE UDHIRI,
Deceased.

The administration of the estate of Cynthia Lee Udhiri, deceased, whose date of death was 9/03/2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File No. 2025 CP 003832 NC, 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.

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

All creditors of the decedent and other persons, having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF THREE (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 the 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 THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS December 5, 2025.

Personal Representative
Alia Udhiri
11903 Webb Court
Bowie, MD 20720
Attorney for Personal Representative
Kathlyn M. White (FBN: 13763)
Attorney for Personal Representative
Coastal Probate Trust & Elder Law
905 E. Hatton St., Ste. B
Pensacola, FL 32503
(850) 202-8535
kmwhite@cptelegal.com
dmclin@cptelegal.com
rpmorgan@cptelegal.com
December 5, 12, 2025 25-02324S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
File No. 2025CP005416NC
Division PROBATE
IN RE: ESTATE OF
PATRICK ROGAN FINNAN
Deceased.

The administration of the estate of PATRICK ROGAN FINNAN, deceased, whose date of death was September 30, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is PO BOX 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 December 5, 2025.

Personal Representatives:
MICHAEL J. FINNAN
6 Wallis Lane
St. James, New York 11780
JONATHAN T. ANDERSON
3665 Bee Ridge Rd., #300
Sarasota, FL 34233
Attorney for Personal Representative:
WAYNE F. SEITL, Attorney
Florida Bar Number: 0184074
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: group@wsa-law.com
December 5, 12, 2025 25-02309S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 4897 NC
IN RE: ESTATE OF
DAVID ARTHUR DESROCHERS
Deceased.

The administration of the Estate of DAVID ARTHUR DESROCHERS, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: December 5, 2025.

Signed on this day of 11/17/2025.

Jonathan Desrochers
(**Nov 17, 2025 11:47:16 EST**)
JONATHAN D. DESROCHERS
Personal Representative
152 Lake Avenue Delanson, NY 12053
M. MICHELLE ROBLES, ESQ.
Attorney for Personal Representative
Florida Bar Number: 283120
Robles Law, P.A.
7729 Holiday Drive
Sarasota, FL 34231
Telephone: (941) 315-2114
Fax: (941) 827-2988
E-Mail: michelle@robleslawpa.com
Secondary E-Mail:
probate@robleslawpa.com
December 5, 12, 2025 25-02301S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 4780 NC
IN RE: ESTATE OF
JAY S. STRAKA
Deceased.

The administration of the Estate of JAY S. STRAKA, deceased, whose date of death was June 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: December 5, 2025.

Signed on this day of 11/17/2025.

Rob Straka
(**Nov 17, 2025 12:05:18 EST**)
ROBERT AMOS STRAKA
Personal Representative
611 Emerson Road
Carmel, IN 46032
M. MICHELLE ROBLES, ESQ.
Attorney for Personal Representative
Florida Bar Number: 283120
Robles Law, P.A.
7729 Holiday Drive
Sarasota, FL 34231
Telephone: (941) 315-2114
Fax: (941) 827-2988
E-Mail: michelle@robleslawpa.com
Secondary E-Mail:
probate@robleslawpa.com
December 5, 12, 2025 25-02300S

PUBLISH YOUR LEGAL NOTICE
Call **941-906-9386** and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-5591-NC
Division Probate
IN RE: ESTATE OF
PAMELA J. BLANFORD Deceased.

The administration of the estate of Pamela J. Blanford, deceased, whose date of death was September 28, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative
Joan M. Johns
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative:
Katherine M. Fall, Esq.
Attorney for Personal Representative
Florida Bar Number: 1008504
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: kate@boyerboyer.com
Secondary Email:
service@boyerboyer.com
December 5, 12, 2025 25-02317S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR THE TWELFTH
JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
Case No.: 2025 CP 004861 NC
IN RE: ESTATE OF
CHARLES TSU KWOK HO,
A/K/A CHARLES T K HO,
A/K/A CHARLES HO, Deceased.

The ancillary administration of the estate of Charles TSU Kwok Ho, deceased, whose date of death was on or about June 11, 2025, is pending in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:
Linda Mun Saan Wong,
a/k/a Linda Ho
101 Via Los Altos
Tiburon, CA 94920
Attorney for Personal Representative:
James L. Essenson, Esq.
(FBN 0359033)
100 Wallace Ave., Ste. 310
Sarasota, FL 34237
Phone (941) 954-0303
essenson@essensonlaw.com
bwelch@essensonlaw.com
December 5, 12, 2025 25-02325S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 4065NC
Division Probate
IN RE: ESTATE OF
KENNETH J. WILSON
Deceased.

The administration of the estate of KENNETH J. WILSON, deceased, whose date of death was July 28, 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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:
RODNEY D. GERLING, ESQ.
6148 State Road 70 East
Bradenton, FL 34203
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
December 5, 12, 2025 25-02302S

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR
THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT IN AND
FOR THE TWELFTH JUDICIAL
CIRCUIT IN AND
FOR SARASOTA,
FLORIDA
Case No. 2025 CA 006080
In re: CENTERPORT PARTNERS,
LLC, Assignor,
To: MARK C. HEALY,
Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

PLEASE TAKE NOTICE that, on November 19, 2025, a petition commencing an Assignment for the Benefit of Creditors proceeding, pursuant to Chapter 727, Florida Statutes, was made by

Entity	*Principal Place of Business*
Centerport Partners, LLC	2211 Fruitville Road, Sarasota, Fl 34237

(the "Assignor"), to Mark C. Healy (the "Assignee") of Michael Moecker & Associates, Inc., whose main address is 1885 Marine Mile Blvd., Suite 103, Ft. Lauderdale, Fl 33315.

Specifically, pursuant to section 727.105, Florida Statutes, no proceeding may be commenced against the Assignee except as provided in Chapter 727, Florida Statutes and, except in the case of a secured creditor enforcing its rights and collateral under Chapter 679, Florida Statutes, there shall be no levy, execution, attachment, or the like in the respect of any judgment against assets of the estate, other than real property, in the possession, custody, or control of the Assignee.

Consistent with the above, the Assignee requests this Court enter an order "channeling" any and all claims against the Assignor, the estate, the Assignee, or any third parties in connection with the operations or indebtedness of or claims against the Assignor by affirmatively requiring all such claims to be brought in this Court and prohibiting any such actions in any other jurisdiction or venue.

YOU ARE HEREBY further noticed that, in order to receive any dividend in this proceeding, you must file a proof of claim with the Assignee or the Assignee's attorney on or before March 19,2026 (120 days from the date the Petition was filed).

Dec. 5, 12, 19, 26, 2025 25-02296S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 005469 NC
IN RE: ESTATE OF:
BEVERLY C. GERBER a/k/a
BEVERLY COLLINS GERBER,
Deceased.

The administration of the estate of BEVERLY C. GERBER, also known as BEVERLY COLLINS GERBER, deceased, whose date of death was July 3, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 5, 2025.

DAVE M. EVANS, JR.
Personal Representative
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Dave M. Evans, Jr.
Attorney for Personal Representative
Email: DEvans@leeandevans.com
Secondary Email:
SKrauss@leeandevans.com
Florida Bar No. 1013511
Lee & Evans, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
December 5, 12, 2025 25-02315S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2025-CP-005431-NC
IN RE: ESTATE OF
VERA RIDGEWELL,
Deceased.

The administration of the estate of Vera Ridgewell, deceased, File no.: 2025-CP-005431-NC, 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, including unmatured, contingent or unliquidated claims, or whom a copy of this notice is served must filed 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 other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 action is December 5, 2025.

Personal Representative
SHARON M. GUY
17 Long Meadow PL
Rotonda West, FL 33947
Attorney for Personal Representative:
SHARON M. GUY
Florida Bar No.: 0707953
LAW OFFICE OF SHARON M. GUY
17 Long Meadow PL
Rotonda West, FL 33947
Telephone (941) 321-1218
December 5, 12, 2025 25-02316S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 005361 NC
Division PROBATE
IN RE: ESTATE OF
PAUL A. BOIVIN A/K/A
PAUL ANDRE BOIVIN Deceased.

The administration of the estate of PAUL A. BOIVIN A/K/A PAUL ANDRE BOIVIN, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Co-Personal Representatives:
Kathryn Dandois-Boivin
4810 Hawkshead Park
Sarasota, FL 34241
Erin Reardon
4802 Hawkshead Park
Sarasota, FL 34241
Attorney for
Co-Personal Representative:
MADELINE ROSS MOJICA,
ESQUIRE
Attorney for
Co-Personal Representatives
Florida Bar Number: 0127609
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: madeline@rossmojicalaw.com
Secondary E-Mail:
shawn@rossmojicalaw.com
December 5, 12, 2025 25-02323S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 5649 NC
IN RE: ESTATE OF
ROBERT J. WILK
Deceased.

The administration of the estate of ROBERT J. WILK, deceased, whose date of death was October 7, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

David G. Bowman, Jr
P.O. Address: 2750 Ringling Blvd., Ste. 3, Sarasota, FL 34237
David G. Bowman, Jr., Esq.
Bowman, George, Scheb,
Kimbrough, Koach & Chapman, PA
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 801933
dbowmanj@bowmangeorge.com
Attorneys for Personal Representative
December 5, 12, 2025 25-02312S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
File No. 2025CP005583NC
Division PROBATE
IN RE: ESTATE OF
RICHARD R. STEPP Deceased.

The administration of the estate of RICHARD R. STEPP, deceased, whose date of death was September 8, 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 December 5, 2025.

Personal Representative:
JUSTINE "CYNTHIA" STEPP
4177 Losillias Drive
Sarasota, Florida 34238
Attorney for Personal Representative:
JONATHAN T. ANDERSON
Attorney
Florida Bar Number: 0188530
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
December 5, 12, 2025 25-02319S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Sarasota COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 5370 NC
IN RE: ESTATE OF
JANE L. HAMMOND
Deceased.

The administration of the estate of JANE L. HAMMOND, deceased, whose date of death was October 16, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is PO Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

David H. Hammond
P.O. Address: 6960 Rosecliff Place,
Dayton, OH 45459
Eugene O. George, Esq.
Bowman, George, Scheb,
Kimbrough, Koach & Chapman, PA
2750 Ringling Blvd., Ste. 3
Sarasota, FL 34237
(941) 366-5510
Florida Bar No. 127285
ggeorge@bowmangeorge.com
Attorneys for Personal Representative
December 5, 12, 2025 25-02310S

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF
SARASOTA - STATE OF FLORIDA
PROBATE DIVISION
File No.: 2025-CP-005517-NC
IN RE ESTATE OF
JERRY WALLACE GANUS
Deceased.

The administration of the Estate of JERRY WALLACE GANUS, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Sarasota County Florida, Probate Division, the address of which is 2002 Ringling Blvd, Sarasota, FL 34237, under File No.: 2025-CP-005517-NC. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on December 5, 2025.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Dated: December 1, 2025

Terry R. Ganus,
Personal Representative
c/o Paul J. Bupivi, Esq
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Paul J. Bupivi, Esq. (FL Bar #94635)
Attorney for the
Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email: paul@bupivilaw.com
December 5, 12, 2025 25-02321S

--- ACTIONS / SALES ---

FIRST 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-003371 NC
DIVISION: C
THE TOWNS AT LAKESIDE ASSOCIATION, INC.,
Plaintiff, v.
SUPER STOP STORES, INC.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Final Judgment of Foreclosure dated December 3, 2025, and entered in Case No. 2024 CA 003371 NC of the Circuit Court of the Ninth 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 136, 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
December 5, 12, 2025 25-02331S

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 004295
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, VS.
GYORGYI POGANY A/K/A GIORGINA POGANY; et al.,
Defendant(s).

TO: Gyorgyi Pogany a/k/a Giorgina Pogany
Last Known Residence: 1342 Pine Needle Road Venice, FL 34285
TO: Unknown Spouse of Gyorgyi Pogany a/k/a Giorgina Pogany
Last Known Residence: 1342 Pine Needle Road Venice, FL 34285

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

LOT 29, BLOCK 12, PINEBROOK SOUTH, UNIT III, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 48 AND 48-A THRU 48-E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before January 5, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on November 24, 2025.

KAREN E RUSHING, CLERK
As Clerk of the Court
(SEAL) By: G. Kopinsky
As Deputy Clerk

1395-1447B
Ref# 13470
December 5, 12, 2025 25-02297S

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO: 25-CC-7015 NC
CENTRAL PARK CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
DONNA L. ATKINS; UNKNOWN SPOUSE OF DONNA L. ATKINS; AND UNKNOWN TENANT(S),
Defendant.

TO: DONNA L. ATKINS;

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Sarasota County, Florida, more particularly described as follows:

Unit 108, Building 2, CENTRAL PARK, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 2552, Page 376, et seq., and as it may be amended of the Public Records of Sarasota County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described including the undivided interest in the common elements of said condominium.

Property Address: 835 South Osprey Avenue #108, Sarasota, FL 34236

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 24 day of November, 2025

KAREN E RUSHING
Circuit and County Courts
(SEAL) By: G. Kopinsky
Deputy Clerk

December 5, 12, 2025 25-02298S

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 OF THE FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CC 004914 SC
REALTY CONNEXION DISCOUNT REAL ESTATE CORP., a Florida corporation,
Plaintiff, vs.
ROCCO LEO III, an individual,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and Order dated November 25, 2025 in Case No. 2025-CC-004914 SC of the Circuit Court of the 12th Judicial Circuit in and for SARASOTA COUNTY, Florida. REALTY CONNEXION DISCOUNT REAL ESTATE CORP., a Florida corporation, is the Plaintiff and ROCCO LEO III, is the Defendant, Karen E. Rushing, the Clerk of Court for Sarasota County will sell to the highest and best bidder for cash at: www.sarasota.realforeclose.com the Clerk's website for online instructions at 9:00 A.M. on January 6, 2026 the following described property as set forth in said Final Judgment, to wit:

Lot 3, Block 1188, 25th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2 and 2A through 2Q, of the Public Records of Sarasota County, Florida.

Property Address: Raven Street, North Port, FL 34286

Parcel Identification Number: 121150027442

including the buildings, appurtenances, and fixtures located thereon.

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

Dated: November 26, 2025

LAW OFFICES OF
JORDAN I. WAGNER, P.A.
320 S.E. 18th Street
Fort Lauderdale, Florida 33316
Telephone: 954-491-3277
Facsimile: 954-692-9186
By: /s/ Jordan I. Wagner
Jordan Wagner, Esq.
Fla. Bar No.: 42775
jiw@jordanwagnerlaw.com
December 5, 12, 2025 25-02307S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2025 CA 001321 NC
DIVISION: C
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Buffy Beshears a/k/a Buffy Beshear; Travis M. Commins a/k/a Travis Commins
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025 CA 001321 NC of the Circuit Court of the 12th Judicial Circuit in and for Sarasota County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Buffy Beshears a/k/a Buffy Beshear 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 20, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 33, BLOCK 272, 1ST ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 29, 29A THRU 29J, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LOT 34, BLOCK 272, 1ST ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 29, 29A-29J, 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
December 5, 12, 2025 25-02308S

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR SARASOTA COUNTY
CIVIL DIVISION
Case No. 58-2024-CA-002914 NC
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff, vs.
KORY EDWARD SANDLIN AKA KORY E SANDLIN, INDIVIDUALLY, KORY EDWARD SANDLIN AKA KORY E SANDLIN, AS TRUSTEE OF THE PAMELA KAY SANDLIN REVOCABLE TRUST AGREEMENT U/A/D 1/7/22, UNKNOWN SUCCESSOR TRUSTEE OF THE PAMELA KAY SANDLIN REVOCABLE TRUST AGREEMENT U/A/D 1/7/22, UNKNOWN BENEFICIARIES OF THE PAMELA KAY SANDLIN REVOCABLE TRUST AGREEMENT U/A/D 1/7/22, UNKNOWN SPOUSE OF KORY EDWARD SANDLIN AKA KORY E SANDLIN, SARASOTA COUNTY, FLORIDA, CLERK OF COURT, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 31, 2025, in the Circuit Court of Sarasota County, Florida, Karen E. Rushing, Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida described as:

LOT (S) 25 AND 26, BLOCK 851, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

and commonly known as: 3110 TAUNTON AVE, NORTH PORT, FL 34286; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on February 6, 2026 at 9:00 A.M..

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

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

Dated this December 2, 2025

By:/s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
318000/2425139/CMP
December 5, 12, 2025 25-02327S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2024 CA 006246 NC
NewRez LLC d/b/a Shellpoint Mortgage Servicing,
Plaintiff, vs.
Sumner T. Mullins, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 006246 NC of the Circuit Court of the TWELFTH Judicial Circuit, in and for Sarasota County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing is the Plaintiff and Sumner T. Mullins; Unknown Spouse of Sumner T. Mullins are the Defendants, that Karen Rushing, Sarasota County Clerk of Court will sell to the highest and best bidder for cash at, www.sarasota.realforeclose.com, beginning at 09:00 AM on the 29th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

BEGINNING AT THE CENTER OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE RUNNING EASTERLY 1017 FEET; THENCE SOUTH 290 FEET TO THE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 90 FEET; THENCE SOUTH, A DISTANCE OF 100 FEET; THENCE WEST A DISTANCE OF 90 FEET; THENCE NORTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY OVER THE ROAD ADJOINING THE ABOVE DESCRIBED PROPERTY ON THE EAST.

TAX ID: 2031020014

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

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

Dated this 25th day of November, 2025..

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 24-F00659
December 5, 12, 2025 25-02299S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA3708NC
NEW VISTA PROPERTIES, INC., a Florida Corporation,
Plaintiff, vs.
TYRONE DASTAJIR; 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 TYRONE DASTAJIR,
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 Tuesday, January 6, 2026, at public sale at www.sarasota.realforeclose.com, sell to the highest bidder, for cash, the following-described real property:

Lot 12, Block 2116, 45th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 38, 38A through 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-003708-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.

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
December 5, 12, 2025 25-02326S

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SARASOTA COUNTY,
CIVIL DIVISION
CASE NO.: 2025 CA 001205 NC
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
CECIL TAYLOR; NADINE TAYLOR; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on November 20, 2025 in Case No.: 2025 CA 001205 NC of the Circuit Court of the Twelfth Judicial Circuit, in and for Sarasota County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and, CECIL TAYLOR, and NADINE TAYLOR are Defendants, the Office of Karen E. Rushing, Sarasota County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 A.M. on-line at https://sarasota.realforeclose.com on the 8th day of January 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 1, 2, 3, AND 4, BLOCK 1585, 32ND ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 16, 16A, THROUGH 16L, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Also known as 2824 NADELL RD, NORTH PORT, FL 34288 (the "Property").

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 24th day of November 2025.

Sokolof REMTULLA, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@floridalitlaw.com
Counsel for Plaintiff
December 5, 12, 2025 25-02318S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer
LV10249

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-005808 SC
IN RE: ESTATE OF PETER J. KOKINDA
Deceased.

The administration of the estate of Peter J. Kokinda, deceased, whose date of death was November 3, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 200 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 December 5, 2025.

Personal Representative:
James E. Kokinda
6304 Turners Gap Rd.
Bradenton, Florida 34203
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
December 5, 12, 2025 25-02333S

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-000728 NC
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF AMERICAN GENERAL MORTGAGE LOAN TRUST 2010-1 AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2010-1,
Plaintiff, vs.
KENNETH MILOSZ; UNKNOWN SPOUSE OF KENNETH MILOSZ; BARCLAYS BANK DELAWARE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on the 20th day of November 2025, in Case No. 2025-CA-000728 NC , of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF AMERICAN GENERAL MORTGAGE LOAN TRUST 2010-1 AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2010-1 is the Plaintiff, KENNETH MILOSZ; UNKNOWN SPOUSE OF KENNETH MILOSZ; BARCLAYS BANK DELAWARE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Karen Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at, 9:00 AM on the 8th day of January 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 2046, 44TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 33, 33A THROUGH 33W, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PROPERTY ADDRESS: 6534 E HILLSBORO BLVD, NORTH PORT, FL 34288

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

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

Dated this 3rd day of December 2025.
By: Paris A. Roach
Paris A. Roach, Esq.
Bar Number: 1028751
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
24-06348-1
December 5, 12, 2025 25-02335S

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.: 2024 CA 003402 NC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF FLORINDA ZAVALA; JORGE ALBERTO ZAVALA; NINOSKA YADIRA WATERS; HERIKA SUYAPA ANDERSON; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on the 30th day of October 2025, in Case No. 2024 CA 003402 NC, of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNESS, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF ANNIE LOIS GIBBS; UNKNOWN SPOUSE OF KENOL JEAN POJX A/K/A KENOL JEAN POIX; JOSHUA C. COUNCIL; ISAIAH DUNBAR; TIMOTHY DUNBAR; THEODORE GIBBS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Karen Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at, 9:00 AM on the 8th day of January 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 152, GREEN MANOR ESTATES. UNIT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 8 AND 8A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PROPERTY ADDRESS: 2915 LEISURE PLACE, SARASOTA, FL 34234

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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 14th day of November 2025.
By: Paris A. Roach
Paris A. Roach, Esq.
Bar Number: 1028751
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
24-06132-1
December 5, 12, 2025 25-02336S

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2024-CA-001414 NC
U.S. BANK, NATIONAL ASSOCIATION SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF ANNIE LOIS GIBBS et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on the 20th day of February 2025, in Case No. 2024-CA-001414 NC, of the Circuit Court of the 12TH Judicial Circuit in and for Sarasota County, Florida, wherein U.S. Bank, NATIONAL ASSOCIATION SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4 is the Plaintiff, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNESS, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF ANNIE LOIS GIBBS; UNKNOWN SPOUSE OF KENOL JEAN POJX A/K/A KENOL JEAN POIX; JOSHUA C. COUNCIL; ISAIAH DUNBAR; TIMOTHY DUNBAR; THEODORE GIBBS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Karen Rushing Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at, 9:00 AM on the 8th day of January 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 887, 20TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 8, 8A THROUGH 8K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

PROPERTY ADDRESS: 3589 N CHAMBERLAIN BLVD, NORTH PORT, FL 34208

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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 12th day of November 2025.
By: Paris A. Roach
Paris A. Roach, Esq.
Bar Number: 1028751
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
23-05664-1
December 5, 12, 2025 25-02334S

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / SALES ---

THIRD 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

SECOND 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 25-02276S

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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 25-02282S

SECOND 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

SECOND 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 RESTURANT 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 Khachatrian - 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Smart Stop Self Storage located at 1027 N Washington Blvd, Sarasota, FL 34236 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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

SECOND 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 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: November 21, 2025
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
FL-007949-24 – 2025CA000509

Nov. 28; Dec. 5, 2025 25-02279S

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNUV18187

--- ESTATE / ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

FOURTH 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

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 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

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 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, PHILLIPPI 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

SECOND 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 Sutton 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

SECOND 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 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

SECOND 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 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

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

LV18237_V14

--- ESTATE / ACTIONS / SALES ---

SECOND 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, 2025 25-02272S

SECOND 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, 2025 25-02288S

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SARASOTA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2019 CA 001972 NC
PINGORA LOAN SERVICING, LLC,
Plaintiff, vs.
TODD FRENCH, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 6, 2025 in Civil Case No. 2019 CA 001972 NC of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Sarasota County, Sarasota, Florida, wherein PINGORA LOAN SERVICING, LLC is Plaintiff and Todd French, et al., are Defendants, the Clerk of Court, KAREN E. RUSHING, will sell to the highest and best bidder for cash electronically at www.sarasota.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 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 RECORDED 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, 2025 25-02267S

SECOND 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, 2025 25-02271S

SECOND 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, 2025 25-02283S

SECOND 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 DEMANDS AND OBJECTIONS 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, 2025 25-02277S

SECOND 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, 2025 25-02266S

SECOND 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
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Nov. 28; Dec. 5, 2025 25-02284S

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF 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:
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Nov. 28; Dec. 5, 2025 25-02286S

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

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