

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021 CP 002168 NC
Division Probate
IN RE: ESTATE OF
WALTER MACNEIL ZEANAH
Deceased.

The administration of the estate of Walter Macneil Zeanah, deceased, whose date of death was November 12, 2020, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Personal Representative:
David W. Payne
766 Hudson Ave, Suite C
Sarasota, FL 34236
Attorney for Personal Representative:
L. Howard Payne, Attorney
Florida Bar Number: 0958530
PAYNE LAW GROUP PLLC
766 Hudson Ave.,
Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: hpayne@lawnav.com
Secondary E-Mail:
jpayne@lawnav.com
June 25; July 2, 2021 21-01355S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-000800-SC
Division Probate
IN RE: ESTATE OF
CHARLTON R. CHRISTMAN,
Deceased.

The administration of the estate of Charlton R. Christman, deceased, whose date of death was December 18, 2020, 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.

Personal Representative:
Kathleen M. Richardson
5403 Sabrina Terrace
North Port, FL 34286
Attorney for Personal Representative:
Guy S. Emerich, Esq.
Florida Bar Number: 126991
Farr, Farr, Emerich, Hackett,
Carr & Holmes, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: gemerich@farr.com
Secondary E-Mail:
sziegler@farr.com and
probate@farr.com
June 25; July 2, 2021 21-01346S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021 CP 2689 NC
Division Probate
IN RE: ESTATE OF
RICHARD LEROY ERWIN, JR.
Deceased.

The administration of the estate of Richard Leroy Erwin, Jr., deceased, whose date of death was January 22, 2021, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is Attn: Probate, 2000 Main Street, Sarasota, FL 34237. The names and addresses of the 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.

Personal Representative:
HALEY POLASKI
116 Sunnyview Drive
Ambridge, PA 15003
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
June 25; July 2, 2021 21-01380S

FIRST INSERTION

PUBLIC NOTICE OF SCHEDULED BOARD MEETING

The Board of Directors of the Suncoast Aquatic Nature Center Associates, Inc., a Florida not-for-profit corporation, has scheduled its next special called board meeting to discuss the recent outcome of the design presentation from WRT for June 29, 2021 at 12:00 PM (noon). The meeting will be held virtually via Zoom Communications. Please contact Stephen Rodriguez by email at stephen@sanca.us or by phone at 941-358-7275, ext. 5815, to receive information on how to join the meeting virtually. General business will include Board governance and other matters as may come before the Board. All are welcome to attend.

The Suncoast Aquatic Nature Center Associates, Inc. does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status or disability status in employment or in the provision of services. Disabled individuals may receive special accommodation in services on forty-eight hours' notice (Fla. Stat. §286.26). Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act should contact Stephen Rodriguez by telephone at 941-358-7275, ext. 5815, fax 941-358-4988 or e-mail stephen@sanca.us.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board of the Suncoast Aquatic Nature Center Associates, Inc. with respect to any matter considered at the meeting will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.
June 25, 2021 21-01381S

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Fla. St. Sec 83.801-83.809 The Storage Bins will hold a public auction To sell personal property described below belonging to individuals listed below. The auction will be listed and advertised Online at www.storage-treasures.com on July 12, 2021 at 10am.
Located at: 2359 Tamiami Trail S Venice, FL 34293
Jack Jones 5x10 Misc items
June 25; July 2, 2021 21-01382S

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER:
2021 CP 000183 SC
DIVISION: H
IN RE ESTATE OF
Stevo Bubalo,
Deceased

The administration of the intestate estate of Stevo Bubalo, deceased, File Number 2021 CP 000183 SC is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is: 2000 Main St., Sarasota, FL 34237. The name and address of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in s. 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
Any interested person on whom a copy of the notice of administration is served must object to the validity of the will, the qualifications of the personal representative, the venue, or the jurisdiction of the Court by filing a petition or other pleading requesting relief in accordance with the Florida Probate Rules ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE OF ADMINISTRATION ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

All persons who may be entitled to exempt property under s. 732.402 will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf ON OR BEFORE THE LATER OF THE DATE THAT IS 4 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE OF ADMINISTRATION ON SUCH PERSONS OR THE DATE THAT IS 40 DAYS AFTER THE DATE OF TERMINATION OF ANY PROCEEDING INVOLVING THE CONSTRUCTION, ADMISSION TO PROBATE, OR VALIDITY OF THE WILL OR INVOLVING ANY OTHER MATTER AFFECTING ANY PART OF THE EXEMPT PROPERTY.

ALL PERSONS WHO MAY BE ENTITLED TO TAKE AN ELECTIVE SHARE MUST FILE AN ELECTION ON OR BEFORE THE EARLIER OF THE DATE THAT IS 6 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE OF ADMINISTRATION ON THE SURVIVING SPOUSE, AN AGENT UNDER CHAPTER 709, FLORIDA STATUTES OR AN ATTORNEY IN FACT OR A GUARDIAN OF THE PROPERTY OF THE SURVIVING SPOUSE, OR THE DATE THAT IS 2 YEARS AFTER THE DATE OF THE DECEDENT'S DEATH.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
All creditors of the decedent and other persons having claims or demands against 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 THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is June 25, 2021.

Personal Representative:
/s/ Olga Bubalo Rabah,
Personal Representative
442 SE 17th Terrace,
Deerfield Beach, FL 33441
Attorneys for Personal Representative/Petitioner:
DOUGLAS JOVANOVIC, ESQ., P.A.
17 SE 24th Ave
Pompano Beach, FL 33063
Telephone: (954) 783-8000 ;
jovanovd@bellsouth.net
/s/ DOUGLAS JOVANOVIC, ESQ.
Florida Bar No. 468916
June 25; July 2, 2021 21-01369S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021CP1144NC
Division Probate
IN RE: ESTATE OF
JOHN L. TICHY,
Deceased.

The administration of the estate of John L. Tichy, deceased, whose date of death was November 26th, 2020, 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.

Personal Representative:
SANDRA CUNNINGHAM
2723 Carmine Road
Venice, Florida 34293
Attorney for Personal Representative:
M. Michelle Robles, Esq., Attorney
Florida Bar Number: 283120
8592 Potter Park Drive,
Suite 150
Sarasota, FL 34238
Telephone: (941) 315-2114
Fax: (833) 455-9455
E-Mail: michelle@robleslawpa.com
Secondary E-Mail:
courtney@robleslawpa.com
June 25; July 2, 2021 21-01347S

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021 CP 002926 NC
Division Probate
IN RE: ESTATE OF
JOSHUA R. MORRIS
Deceased.

The administration of the estate of Joshua R. Morris, deceased, whose date of death was November 29, 2020, 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 other 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.

Personal Representative:
Hannah M. Morris
3609 Dunbar Drive
Sarasota, Florida 34232
Attorney for Personal Representative:
Kate Smith, Esquire
Florida Bar Number: 0196010
Kate Smith Law
2639 Fruitville Road,
Suite 103
Sarasota, Florida 34237
Telephone: (941) 952-0550
Fax: (941) 952-0551
E-Mail: kate@katesmithlawfl.com
Secondary E-Mail:
dena@katesmithlawfl.com
June 25; July 2, 2021 21-01353S

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

LV 10184

OFFICIAL COURT HOUSE WEBSITES:

MANATEE COUNTY: manateclerk.com
SARASOTA COUNTY: sarasotaclerk.com
CHARLOTTE COUNTY: charlotte.realforeclose.com
LEE COUNTY: leclerk.org
COLLIER COUNTY: collierclerk.com
HILLSBOROUGH COUNTY: hillsclerk.com
PASCO COUNTY: pasco.realforeclose.com
PINELAS COUNTY: pinellasclerk.org
POLK COUNTY: polkcountyclerk.net
ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

LV10245

SECOND INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on July 9, 2021, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Sweetwater Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Sweetwater Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2005-338, *Laws of Florida*.

The Project Area, geographically depicted below, is generally located south of 44th Avenue East, approximately 1.1 miles south of State Road 64 East. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Sweetwater Project contemplates that construction and/or acquisition of stormwater management facilities, water and wastewater facilities, perimeter berm, wall/fence and landscaping improvements, all as more fully described in the preliminary *Engineer's Report for Sweetwater* (the "Engineer's Report") dated May 5, 2021 (collectively, the "Sweetwater Project").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary *Master Assessment Methodology Report Lakewood Ranch Stewardship District Northeast Sector Sweetwater Project Area*, dated May 2021 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$16,130,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 12051 Corporate Blvd., Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Debt/ Unit	Net Debt Service	Administrative Expenses	Total Debt Service
Villas	\$23,756	\$1,726	\$130	\$1,1856
SF - 52'	\$34,314	\$2,493	\$188	\$2,680
SF - 62'	\$40,912	\$2,972	\$224	\$3,196

*Includes 7% gross up for 4% early payment discount and Manatee County Property Appraiser and Tax Collector fees.

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 9:00 a.m. on July 9, 2021, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

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

LAKWOOD RANCH STEWARDSHIP DISTRICT

RESOLUTION 2021-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, *Laws of Florida*, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as the Sweetwater Project as more particularly described in that certain *Engineer's Report for Sweetwater* dated May 5, 2021, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefited lands within the Sweetwater Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

June 18, 25, 2021

WHEREAS, the District is empowered by the Act, and Chapters 170 and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Sweetwater Project of the District as set forth in that certain *Master Assessment Methodology Report Lakewood Ranch Stewardship District Northeast Sector Sweetwater Project Area*, dated May 2021, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A and B** that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

1. The Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$12,446,562 (the "Estimated Cost").

4. The Assessments will defray approximately \$16,130,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.

6. The Assessments shall be levied within the Sweetwater Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of May, 2021.

ATTEST:

/s/Jane Gaarland
Secretary/Assistant Secretary

LAKWOOD RANCH STEWARDSHIP DISTRICT
/s/Rex Jensen
Rex Jensen, Charman

Exhibit A: *Engineer's Report for Sweetwater Project*, dated May 5, 2021
Exhibit B: *Master Assessment Methodology Report Lakewood Ranch Stewardship District Northeast Sector Sweetwater Project Area*, dated May 2021



21-01314S

SECOND INSERTION

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

Case No.: 20-CA-005232
MADISON ALAMOSA HECM, LLC,
Plaintiff, -vs-

THE UNKNOWN HEIRS,
DEVEISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER OR AGAINST SHIRLEY
BORNTRERGER, DECEASED; THE
UNKNOWN HEIRS,
DEVEISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER OR AGAINST DONALD
CALDWELL, DECEASED; RICK
BORNTRERGER AND UNKNOWN
SPOUSE OF RICK
BORNTRERGER; ROBERT
BORNTRERGER AND UNKNOWN
SPOUSE OF ROBERT
BORNTRERGER, if living, and all
unknown parties claiming by,
through, under or against the above
named Defendants who are not
known to be dead or alive, whether
said unknown parties may claim an
interest as spouses, heirs, devisees,
grantees, assignees, lienors,
creditors, trustees or other
claimants, claiming by, through,
under or against the said RICK
BORNTRERGER AND UNKNOWN
SPOUSE OF RICK BORNTRERGER;
ROBERT BORNTRERGER AND
UNKNOWN SPOUSE OF ROBERT
BORNTRERGER; THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; UNKNOWN
TENANT 1; UNKNOWN TENANT 2,
Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Sarasota County, Florida, KAREN E. RUSHING, the Clerk of the Circuit Court will sell the property situate in Sarasota County, Florida, described as:

LOT(S) 1709, 1710 AND 1711,

SOUTH VENICE, UNIT NO. 6,
ACCORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 6, PAGE 34, OF
THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA

at public sale, to the highest and best bidder, for cash, online at www.sarasota.realforeclose.com, at 9:00 a.m. on July 14, 2021.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 15th day of June, 2021

Jeffrey C. Hakanson, Esquire
For the Court
/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
Florida Bar No. 0061328
JAMES W. ELLIOTT
Florida Bar No. 40961
Primary E-mail:
Jeff@mcintyrefirm.com
Secondary E-mail:
JCHservice@mcintyrefirm.com
McIntyre Thanasides Bringgold Elliott
Grimaldi Guito & Matthews, P.A.
500 E. Kennedy Blvd., Suite 200
Tampa, Florida 33602
813-223-0000 Tel.; 813-899-6069 Fax
Attorneys for Plaintiff
June 18, 25, 2021 21-01317S

SECOND INSERTION

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

Case No.: 2020 CA 005230 NC
MADISON ALAMOSA HECM, LLC,
Plaintiff, -vs-

THE EDWARD CLAMPITT
REVOCABLE TRUST DATED
SEPTEMBER 16, 2005;
UNKNOWN SUCCESSOR
TRUSTEE OF THE EDWARD
CLAMPITT REVOCABLE TRUST
DATED SEPTEMBER 16, 2005;
UNKNOWN BENEFICIARIES
OF THE EDWARD CLAMPITT
REVOCABLE TRUST DATED
SEPTEMBER 16, 2005; DONALD
CLAMPITT AND UNKNOWN
SPOUSE OF DONALD CLAMPITT;
EDWARD CLAMPITT AND
UNKNOWN SPOUSE OF EDWARD
CLAMPITT, if living, and all
unknown parties claiming by,
through, under or against the
above named Defendants who
are not known to be dead or alive,
whether said unknown parties
may claim an interest as spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
claimants, claiming by, through,
under or against the said DONALD
CLAMPITT AND UNKNOWN
SPOUSE OF DONALD CLAMPITT;
EDWARD CLAMPITT AND
UNKNOWN SPOUSE OF EDWARD
CLAMPITT; THE SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT; PORTFOLIO
RECOVERY ASSOCIATES, LLC.;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2,
Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Sarasota County, Florida, KAREN E. RUSHING, the Clerk of the Circuit Court will sell the property situate in Sarasota County, Florida, described as:

LOT 2, AND THE NORTH
25 FEET OF LOT 4, BLOCK 16,
FLORA-VILLA, ACCORDING
TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 2,
PAGE 5, OF THE PUBLIC RE-
CORDS OF SARASOTA COUNTY
FLORIDA

at public sale, to the highest and best bidder, for cash, online at www.sarasota.realforeclose.com, at 9:00 a.m. EST on July 14, 2021.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 15th day of June, 2021

Jeffrey C. Hakanson, Esquire
For the Court
/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
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Attorneys for Plaintiff
June 18, 25, 2021 21-01318S

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
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or e-mail legal@businessobserverfl.com

Business Observer

