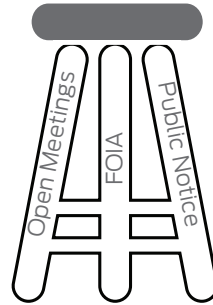


Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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



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.

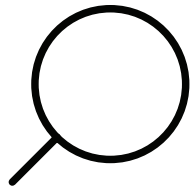


Citizens continue to learn about vital civic matters from newspaper notices.

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

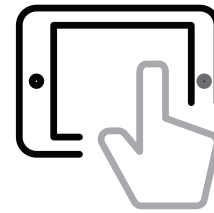
Verifying publication is difficult-to-impossible on the web.

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT
OF THE TWELFTH JUDICIAL
CIRCUIT
OF FLORIDA, IN AND FOR
SARASOTA COUNTY
CIVIL DIVISION
Case No. 2022 CA 001592 NC
Division h1
CROSSCOUNTRY MORTGAGE,
LLC
Plaintiff, vs.
MARY THOMAS, ISAIAH LEON
AND UNKNOWN TENANTS/
OWNERS,
Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 23, 2022, 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 26, BLOCK 1078, TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 13, 13A THROUGH 13I, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
and commonly known as: 5182 FRIES AVENUE, NORTH PORT, FL 34288; including the building,

appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.sarasota.realforeclose.com, on April 20, 2023 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 26TH day of January 2023
By: /s/ Ryan Paul Sutton
Ryan Paul Sutton
Attorney for Plaintiff
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
327486/2218202/wll
February 3, 10, 2023 23-002045

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2022 CC 003784 NC
VERANDA BEACH CLUB
CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit
corporation,
Plaintiff, vs.
TANYA FLETCHER, RC
CONCEPTS, LLC, MILLEE
TAGGART RATCLIFFE, MILLEE
TAGGART RATCLIFFE AS
TRUSTEE OF THE LYNDON H.
RATCLIFFE REVOCABLE
LIVING TRUST, GLENN
RATCLIFFE, BESS RATCLIFFE
HUTCHISON, PAUL RATCLIFFE
AND ANY AND ALL UNKNOWN
HEIRS, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS OF
LYNDON H. RATCLIFFE,
DECEASED, AND ANITA GONIN.
Defendants.
NOTICE is hereby given pursuant to the Final Judgment as to Count V entered in the above noted case that the following properties will be sold in Sarasota County, Florida by the Sarasota County Clerk, described as:
Unit 306, Week No. 36, VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 6, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the com-

mon elements.
At public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com, at 9:00 a.m. on the 23rd day of March, 2023. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, 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: February 1, 2023.
Respectfully submitted,
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, FL 34237
By: Shannon G. Hankin, Esquire
Florida Bar No. 812471
Attorneys For Plaintiff
February 3, 10, 2023 23-002345

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2022 CC 003784 NC
VERANDA BEACH CLUB
CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit
corporation,
Plaintiff, vs.
TANYA FLETCHER, RC
CONCEPTS, LLC, MILLEE
TAGGART RATCLIFFE, MILLEE
TAGGART RATCLIFFE AS
TRUSTEE OF THE LYNDON H.
RATCLIFFE REVOCABLE
LIVING TRUST, GLENN
RATCLIFFE, BESS RATCLIFFE
HUTCHISON, PAUL RATCLIFFE
AND ANY AND ALL UNKNOWN
HEIRS, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS OF
LYNDON H. RATCLIFFE,
DECEASED, AND ANITA GONIN.
Defendants.
NOTICE is hereby given pursuant to the Final Judgment as to Count IV entered in the above noted case that the following properties will be sold in Sarasota County, Florida by the Sarasota County Clerk, described as:
Unit 306, Week No. 35, VERANDA BEACH CLUB, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1525, Page(s) 1328, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 6, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the com-

mon elements.
At public sale, to the highest and best bidder for cash, via the internet at www.sarasota.realforeclose.com, at 9:00 a.m. on the 23rd day of March, 2023. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, 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: February 1, 2023.
Respectfully submitted,
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, FL 34237
By: Shannon G. Hankin, Esquire
Florida Bar No. 812471
Attorneys For Plaintiff
February 3, 10, 2023 23-002335

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000133NC
Division PROBATE
IN RE: ESTATE OF
OPAL R. AKSCIN
Deceased
The administration of the estate of OPAL R. AKSCIN, deceased, whose date of death was November 3, 2022, 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 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 February 3, 2023.
Personal Representative:
SHIRLEY A. WILLIAMS
52 Uhlerstown Hill Rd.
Upper Black Eddy, Pennsylvania 18972
Attorney for Personal Representative:
WAYNE F. SEITL, Attorney
Florida Bar Number: 184074
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Rd., Suite 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: wayne@wsa-law.com
February 3, 10, 2023 23-002355

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 CP 6074 NC
IN RE: ESTATE OF
Brenda Joyce McClenathan
Deceased.
The administration of the estate of Brenda Joyce McClenathan, deceased, whose date of death was July 18th, 2021, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 3, 2023.
Ammie Michelle Gormley
P.O. Address:
15204 Cascade Bluff,
Austin, TX 78738
Personal Representative
ANDREW W. ROSIN, P.A.
Attorneys for Personal Representative
1966 HILLVIEW STREET
SARASOTA, FL 34239
Telephone: (941) 359-2604
Florida Bar No. 0598305
February 3, 10, 2023 23-001975

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2022 CP 006083 NC
IN RE: ESTATE OF
ANNE L. MIKOS,
Deceased.
The administration of the ESTATE OF ANNE L. MIKOS, deceased, whose date of death was November 26, 2022, 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 representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with 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 the first publication of this Notice is February 3, 2023.
Personal Representatives:
ANDREW S. MIKOS
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
JANETTA M. MIKOS
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representatives:
DANIEL L. TULLIDGE
Florida Bar No. 106749
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
dtullidge@fergesonskipper.com
services@fergesonskipper.com
February 3, 10, 2023 23-002325

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
SARASOTA
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2022-CP-006145 NC
IN RE: ESTATE OF
JOANN C. KITZMAN,
Deceased.
The administration of the estate of JOANN C. KITZMAN, deceased, whose date of death was August 2, 2022, 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.
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: February 3, 2023.
Signed on this 1st day of February, 2023.
FRANK E. WESLEY
Personal Representative
2357-3 Tamiami Tr. S., # 244
Venice, FL 34293
/s/ John J. Waskom
JOHN J. WASKOM, ESQ.
Attorney for Personal Representative
Florida Bar No. 0962181
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
941-366-8100 Telephone
jwaskom@icardmerrill.com - primary
gbugayev@icardmerrill.com - secondary
February 3, 10, 2023 23-002365

OFFICIAL
COURTHOUSE
WEBSITES

1:23
Notes Done
MANATEE COUNTY
manateeclerk.com
SARASOTA COUNTY
sarasotaclerk.com
CHARLOTTE COUNTY
charlotteclerk.com
LEE COUNTY
leeclerk.org
COLLIER COUNTY
collierclerk.com
HILLSBOROUGH COUNTY
hillsclerk.com
PASCO COUNTY
pascoclerk.com
PINELLAS COUNTY
pinellasclerk.org
POLK COUNTY
polkcountyclerk.net
ORANGE COUNTY
myorangeclerk.com
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