

Public Notices

SARASOTA COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that FPG FLORIDA, LLC, owner, desiring to engage in business under the fictitious name of VENICE MEMORIAL GARDENS PET CEMETERY AND CREMATORY located at 1950 Center Road, Venice, Florida 34292 intends to register the said name in Sarasota county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 1, 2024 24-02071S

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 November 22nd, 2024 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 #1326 - Mark Bunker - tool shed, dining set, lounge chair, mattresses, shelving, and sealed boxes.
November 1, 8, 2024 24-02080S

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 Jesse's Garage European Auto Repair located at 4371 Clark Rd in the City of Sarasota, Sarasota County, FL 34233 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of October, 2024.
ATS Auto Repair LLC
November 1, 2024 24-02089S

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 sunny waters pool care located at 4026 condor ln in the City of sarasota, Sarasota County, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of October, 2024.
mike sessor
November 1, 2024 24-02057S

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 AIR REVIVAL located at 5778 RAINES RD in the City of FLORALA, Sarasota County, FL 34232 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of October, 2024.
DANIEL BAUCOM
DANIEL BAUCOM SERVICES LLC
November 1, 2024 24-02088S

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 Betterton Law located at 735 E. Venice Ave. Suite 200 in the City of Venice, Sarasota County, FL 34285 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of October, 2024.
Greg A. Betterton, P.A.
Greg Betterton
November 1, 2024 24-02090S

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 Above and Beyond Exteriors Services, located at 1990 main St, in the City of Sarasota, County of Sarasota, State of FL, 34236, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 25 of October, 2024.
VALOR CONTRACTING SERVICES, LLC
1990 main St
Sarasota, FL 34236
November 1, 2024 24-02076S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice of Public Auction for money due on storage units. Auction will be held on November 18, 2024, at or after 8:00AM and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.
5055 Pan American BLVD North Port, FL 34287
Luara Austin CC24 \$713.75
Pam Brimhall BB7 \$993.35
7850 N Tamiami Trail Sarasota, FL 34243
Darryl Daughtry 2102 \$636.05
Chaunesty Wilson 1547-48 \$1,319.45
Chaunesty Wilson 1629 \$1,234.25
November 1, 8, 2024 24-02081S

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 Nutter Construction, located at 6121 Nicole Drive, in the City of Sarasota, County of Sarasota, State of FL, 34243, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 29 of October, 2024.
NUTTER INDUSTRIES, LLC
6121 Nicole Drive
Sarasota, FL 34243
November 1, 2024 24-02091S

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 Liebler & Liebler Contracting, located at 2715 Tangelo Dr, in the City of Sarasota, County of Sarasota, State of FL, 34239, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 25 of October, 2024.
LIEBLER INCORPORATED
2715 Tangelo Dr
Sarasota, FL 34239
November 1, 2024 24-02075S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage 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, 11/21/24, 10:00 am
Stephen Newsome
Hand blown glass sculptures
alyah eodice
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.
November 1, 8, 2024 24-02069S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Life Storage 2201 Fruitville Rd. Sarasota, FL 34237, 11/21/2024 10:00AM
Jeff Frye
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 and bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 1, 8, 2024 24-02082S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4515 S Tamiami Trail Sarasota, FL 34231, 11/21/2024 at 10:00am
Chris Edbrooke
Furniture, Safe, Sofa
Melanie L Keenan
cloths and boxes household
items massage table and 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.
November 1, 8, 2024 24-02072S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address: 757 Apex Road, Sarasota FL 34240 November 21, 2024 at 10:00 a.m.
William Brickey Tools, work equipment, Brennan Morrow Glass Bottles, Maegan Angeles/another broken egg restaurant supplies
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.
November 1, 8, 2024 24-02067S

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 Aster & Links located at 1991 Main Street in the City of Sarasota, Sarasota County, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of October, 2024.
BPOZ 1991 Main, LLC
November 1, 2024 24-02056S

FIRST INSERTION
PUBLIC NOTICE OF NEIGHBORHOOD WORKSHOP
Pennie Holdings 1, LLC, a Florida limited liability company (hereafter "Petitioner") as owner of real property located at 699 South Indiana Avenue, Englewood, Florida 34223 will be hosting a live electronic/virtual Neighborhood Workshop via Zoom to review the proposed project referred to as the Small Area Comprehensive Plan Amendment (CPA), Rezone, and Critical Area Plan Amendment (CAP) of 699 South Indiana Avenue, Englewood, Florida 34223. The Parcel Identification No. is 0854050101. The CPA requests a change to the Future Land Use Plan designation on 1.54 acres +/- from Moderate Density Residential to Office/Multi Family Residential. Concurrent with the CPA is a Rezone on 0.87 acres +/- from Residential Single Family (RSF-3) to Office, Professional, and Institutional (OPI). The property is located within the S.R. 776 Corridor Plan and will require an amendment to the Future Land Use Map of the S.R. 776 Corridor Plan from Moderate Density Residential to Office/Multi Family Residential. The workshop presentation will begin at 6 p.m. on Tuesday, November 12, 2024, with an opportunity to ask questions via Zoom following the presentation.

Topic: Small Area Comprehensive Plan Amendment, Rezone, and Critical Area Plan Amendment of 699 South Indiana Avenue, Englewood, Florida 34223 Neighborhood Workshop.
Time: Tuesday, November 12, 2024, 06:00 PM Eastern Time (US and Canada).

Join Zoom Meeting:
<https://us02web.zoom.us/j/86881585671?pwd=yhcBv2uCHbyTO8v4T5bR81TaMZgom.1>
or
Dial by your location:
+1 305 224 1968

Meeting ID: 868 8158 5671
Passcode: 673391

This is not a public hearing. The purpose of the live electronic/virtual workshop is for the applicant to inform the neighboring residents of the nature of the proposed development and the rezone of 699 South Indiana Avenue, Englewood, to solicit suggestions/questions, and to explain the development concept plan.

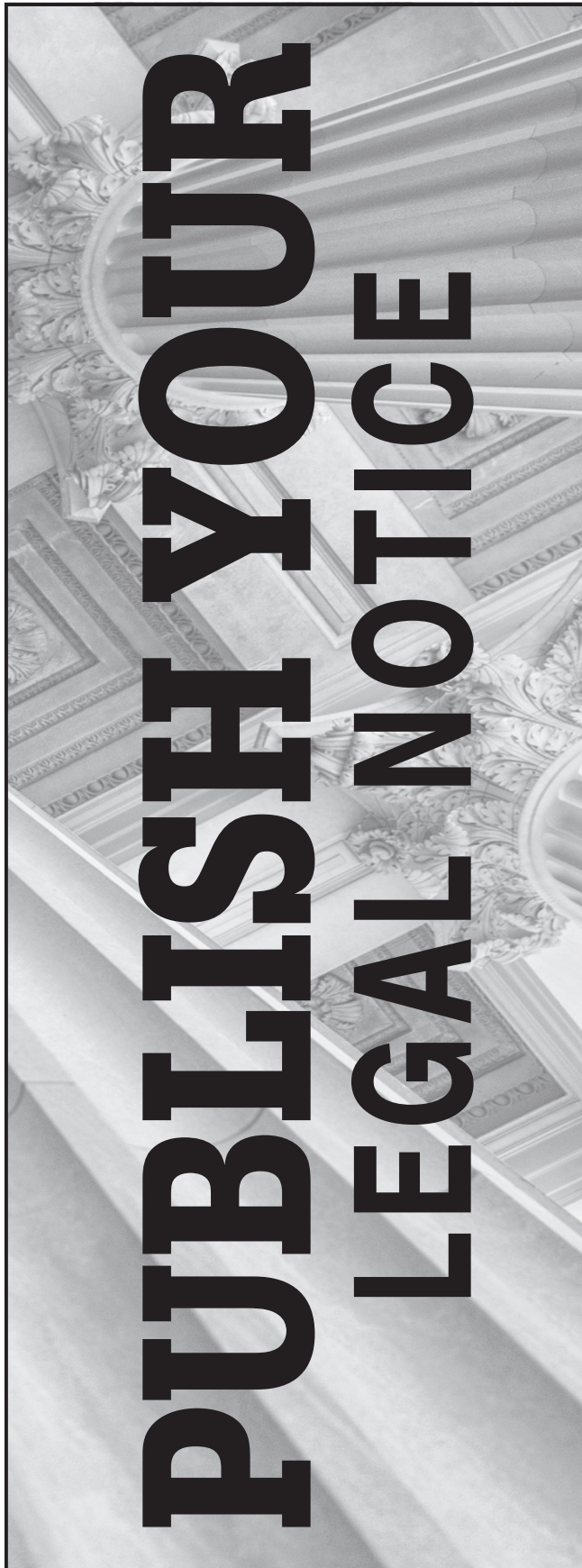
Request: The Petitioner is requesting a CPA, Rezone, and Critical Area Plan Amendment of 699 South Indiana Avenue, Englewood for the expansion of the existing medical office building with needed improvements to the parcel's historical parking. The CPA requests a change from Moderate Density Residential to Office/Multi Family. The Rezone requests a change from Residential Single Family (RSF-3) zone district to Office, Professional and Institutional (OPI) zone district. The CAP requests a change from Moderate Density Residential to Office/Multi Family Residential. The proposed Binding Development Concept Plan will be available for review during the electronic/virtual workshop. The proposed application package may be obtained from Sarasota County. For more information, please visit <https://www.sco.gov.net/government/planning-and-development-services/pds-calendar>
November 1, 2024 24-02070S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Address: 4029 Bee Ridge Rd, Sarasota, FL, 34233
Date: 11/21/24 @10am
Louise Leedom:
Household Goods/Furniture
Timothy Westgate:
household items
Andrew Palmer:
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.
November 1, 8, 2024 24-02068S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2255 N. Washington Blvd. Sarasota, FL, 34234
November 21st, 2024 at 10:00AM
Guadalupe Garcia
Bags, baskets, dresser
Wesley Jenkins
Household Items
Malachi Wideman
Moving, Clothing
Alejandro Lazo
Lage toolbox, couches
Alexis Ramos
Bed set, mattress, 2 televisions, boxes, bar stools.
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.
November 1, 8, 2024 24-02066S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6200 Edgelake Dr.
Sarasota, FL 34240
Auction Date: 11/21/2024
Time of Sale: 10:00 AM
Tenant: Amelia Nolles
Description of Property: house hold items,
Tenant: Kristine Thomson
Description of Property: Bikes, pictures, albums, 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.
November 1, 8, 2024 24-02065S

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4173 Clark Rd, Sarasota, FL 34233 11/21/2024 10:00AM
Shiran Svi Plotnik
Furniture
Debra Carney
Furniture
Debra Carney
Furniture
Kenneth Knecht
tools, boat anchors, tv
Marianne Felder
Books, clothes, shoes
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.
November 1, 8, 2024 24-02073S



We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, 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, AS AMENDED, 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 November 22, 2024, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. 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 "Palm Grove 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 Palm Grove Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2005-338, *Laws of Florida*, as amended.

The Project Area, geographically depicted below, is generally located in the northeast quadrant of the intersection of Uihlein Road and State Road 64. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Palm Grove Project contemplates that construction and/or acquisition of stormwater management facilities, potable water and sanitary sewer improvements, all as more fully described in the preliminary *Engineer's Report for the Lakewood Ranch Stewardship District (Palm Grove Project)* (the "Engineer's Report"), dated October 2, 2024.

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary *Amended and Restated Master Assessment Methodology Report Lakewood Ranch Stewardship District Palm Grove Project*, dated October 11, 2024 (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 \$48,990,000 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 3501 Quadrangle Boulevard, Suite 270, 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	Units	Annual Assessments (net)	Admin Fee	Annual Assessments (gross)
45' Lots	180	\$874,827	\$65,847	\$940,675
52' Lots	171	\$960,366	\$72,286	\$1,032,652
57' Lots	147	\$904,960	\$68,115	\$973,076
Villas	198	\$801,925	\$60,360	\$862,285
Townhomes	234	\$505,456	\$38,045	\$543,501
TOTAL	930	\$4,047,535	\$304,653	\$4,352,188

Land Use	Debt/Unit	Annual Assessment per Unit (net)	Administrative Expenses per Unit	Annual Assessment per Unit (gross)
45' Lots	\$58,826	\$4,860.15	\$365.82	\$5,225.97
52' Lots	\$67,976	\$5,616.18	\$422.72	\$6,038.90
57' Lots	\$74,512	\$6,156.19	\$463.37	\$6,619.56
Villas	\$49,021	\$4,050.13	\$304.85	\$4,354.98
Townhomes	\$26,145	\$2,160.07	\$162.59	\$2,322.65

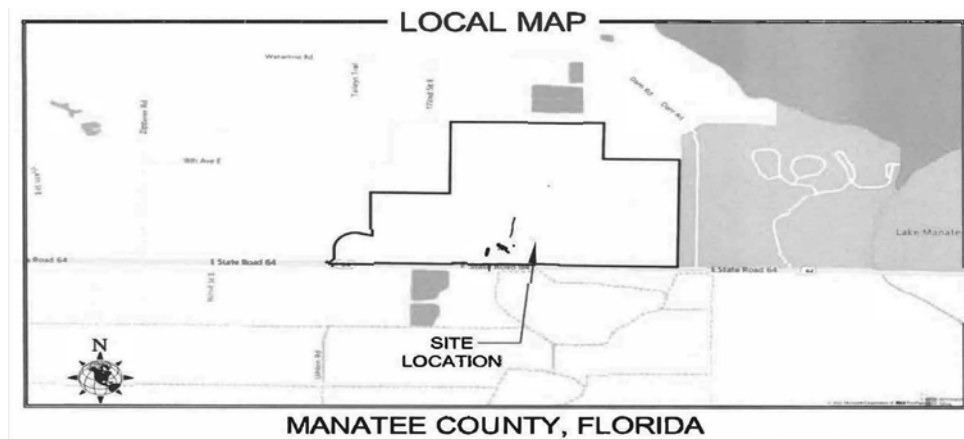
The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the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

Also at 9:00 a.m. on November 22, 2024, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, 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.

LAKEWOOD RANCH STEWARDSHIP DISTRICT



RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT RESCINDING RESOLUTIONS 2024-22, 2024-23, AND 2024-32 IN THEIR ENTIRETY; 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 District has previously adopted Resolutions 2024-22, 2024-23, and 2024-32 regarding the imposition of special assessment and setting a public hearing thereon, which the District desires to rescind in their entirety; 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 Palm Grove as more particularly described in that certain *Engineer's Report for the Lakewood Ranch Stewardship District (Palm Grove Project)*, dated October 2, 2024, 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 Palm Grove Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

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 Palm Grove Project of the District as set forth in that certain *Amended and Restated Master Assessment Methodology Report Lakewood Ranch Stewardship District Palm Grove Project*, dated October 11, 2024, 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:

- The Assessments shall be levied to defray the cost of the Improvements.
- 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.
- The total estimated cost of the Improvements is \$33,055,000 (the "Estimated Cost").
- The Assessments will defray approximately \$48,990,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B.
- The Assessments shall be levied within the Palm Grove Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- 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.
- 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-advalorem 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.
- 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.
- 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.
- 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.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21st day of October, 2024.

ATTEST: **LAKEWOOD RANCH STEWARDSHIP DISTRICT**

/s/ Jane Gaarlandt
Secretary

/s/ Rex Jensen
Rex Jensen, Chairman

Exhibit A: *Engineer's Report for the Lakewood Ranch Stewardship District (Palm Grove Project)*, dated October 2, 2024
Exhibit B: *Amended and Restated Master Assessment Methodology Report Lakewood Ranch Stewardship District Palm Grove Project*, dated October 11, 2024
 November 1, 8, 2024

24-02055S



Q What makes public notices in newspapers superior to other forms of notices?

A Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Q How much do legal notices cost?

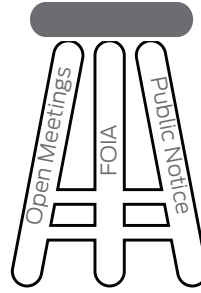
A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

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

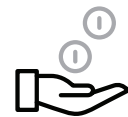


Verifiability



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

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA

Defendants. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash at https://sarasota.realforeclose.com,

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

wherein, MTGLQ INVESTORS L.P. is the Plaintiff, and BARBARA PIKOWSKI; CITY OF NORTH PORT, FLORIDA; UNKNOWN TENANT #1 N/K/A RORY CARTER;

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.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA

Final Judgment. Final Judgment was awarded on July 25, 2024 in Civil Case No. 2023 CA 007777, of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and JAMES F MARINACCIO;

PALMER RANCH, UNIT 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 17, 17A, 17B AND 17C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

THIRD INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that pursuant to a Writ of Execution issued in the County Court of Sarasota, Florida, on the 9th day of October, 2013, in the cause wherein SURF CONSULTANTS II, LLC IN INTEREST TO M&T BANK, Plaintiff, and DIANA H. FERNANDEZ, Defendant, being case number 2013CC1863NC, in said Court, I, Kurt A. Hoffman, as Sheriff of Sarasota County, Florida, have levied upon all the right, title and interest of the Defendant, DIANA H. FERNANDEZ, in and to the following described personal property, to-wit:

SECOND INSERTION

AMENDED NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

Prepared by: Thomas L Avrutis, Esquire Return to: John Cunningham Asset Recovery Services, LLC 3671 Webber Street, #36 Sarasota, FL 34232

Condominium Book 17, Page 7 of the Public Records of Sarasota County, Florida together with an undivided share in the common elements thereto:

206/29 \$2,269.50 with a per diem amount of \$1.12 from March 17, 2023 John Day and Marilyn Day #13 Beverly Gardens Old Netley Bursledon Southhampton SO318F United Kingdom 210/18 \$1,632.63 with a per diem amount of \$0.80 from March 17, 2023 Kim Krant Collins 77 Hamilton Street Sayville, NY 11782 102/20 \$2,182.20 with a per diem amount of \$0.95 from March 17, 2023 102/21 \$2,182.20 with a per diem amount of \$0.95 from March 17, 2023

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

File No. 2024-CP-004621-NC IN RE: ESTATE OF: JOSEPH H. ROBLES, Deceased. The administration of the estate of JOSEPH H. ROBLES, deceased, whose date of death was July 9, 2024; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 4000 South Tamiami Trail, Venice, Florida 34293.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

File No. 2024 CP 4861 SC Division Probate IN RE: ESTATE OF John Donald Betterbed a/k/a John D. Betterbed a/k/a Donald Betterbed Deceased. The administration of the estate of John Donald Betterbed, a/k/a John D. Betterbed, a/k/a Donald Betterbed, deceased, whose date of death was April 11, 2022 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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

File No. 2024 CP 5218 NC IN RE: ESTATE OF HARRIET V. JOSENHANSS Deceased. The administration of the estate of HARRIET V. JOSENHANSS, deceased, whose date of death was October 4, 2024, 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.

ANA M. ROBLES Personal Representative 6136 Joe Jeff Street North Port, Florida 34286 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 Oct. 25; Nov. 1, 2024 24-02034S

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITHIN 3 MONTHS AFTER THE DATE OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITHIN 3 MONTHS AFTER THE DATE OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- Simply email your notice to legal@businessobserverfl.com
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf

Business Observer FLORIDA'S NEWSPAPER FOR THE C-SUITE
1/2024/V17

