IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA

SWEETPEA HOLDINGS, LLC, a Florida Limited Liability Company, THOMAS GONZALEZ; RAYMOND ROTELLA,
Plaintiffs,

vs.

KEVIN STRICKLER, individually; QUICK FIND PROPERTIES LLC, a Delaware Limited Liability Company, as Trustee of the Bertsville Road Land Trust #5620 dated January 12, 2021; FAIRWINDS FAMILY PROPERTIES, LLC, a Florida Limited Liability Company f/k/a Mark D. Cook III and Wendy Cook LLC, a Florida Limited Liability Company; PMP Asset, LLC, a Florida Limited Liability Company and UNKNOWN TENANT 1,
Defendants.

Case Number: 2025-CA-001363

NOTICE OF SALE PURSUANT TO CHAPTER 45 OF THE FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 11, 2026 in Case No. 2025-CA-001363 of the Circuit Court of the 5th Judicial Circuit in and for LAKE COUNTY, Florida. SWEETPEA HOLDINGS, LLC, a Florida Limited Liability Company, is the Plaintiff and KEVIN STRICKLER et. al, are the Defendants, Gary J. Cooney, the Clerk of Court for Lake County will sell to the highest and best bidder for cash at: Lake County Courthouse, 550 W Main Street, 1st Floor, Near the Information Desk, Tavares, FL 32778 at 11:00 A.M. on May 12, 2026 the following described property as set forth in said Final Judgment, to wit:

THAT PART OF GOVERNMENT LOT 13 IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE SAID GOVERNMENT LOT 13, RUN THENCE SOUTH 0 DEGREES, 02 MINUTES WEST ALONG THE WEST LINE OF THE SAID GOVERNMENT LOT 13 A DISTANCE OF 366 FEET TO A POINT ON THE SOUTH LINE OF RIGHT-OF-WAY OF BIG BASS DRIVE AS SHOWN UPON PLAT OF BERT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 75, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES, 56 MINUTES EAST ALONG THE SOUTH LINE OF THE SAID RIGHT-OFWAY 506 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 0 DEGREES, 02 MINUTES WEST AND PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 13 A DISTANCE OF 296.38 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SAID GOVERNMENT LOT 13; THENCE RUN SOUTH 89 DEGREES 56 MINUTES EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SAID GOVERNMENT LOT 13 TO THE WATERS OF LAKE GRIFFIN; THENCE RUN NORTHERLY, ALONG AND WITH THE WATERS OF LAKE GRIFFIN AND FOLLOWING THE SINOSITIES THEREOF, TO THE CENTER LINE OF A CANAL WHICH EXTENDS EAST FROM BIG BASS DRIVE AS SHOWN UPON THE SAID PLAT OF BERT'S SUBDIVISION; THENCE RUN WESTERLY ALONG THE CENTER LINE OF THE SAID CANAL TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE SAID BIG BASS DRIVE, THENCE RUN SOUTH ALONG THE EAST LINE OF THE SAID RIGHT-OF-WAY TO THE SOUTH LINE OF THE SAID RIGHT-OF-WAY; THENCE RUN NORTH 89 DEGREES, 56 MINUTES WEST ALONG THE SOUTH LINE OF THE SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

WITH STREET ADDRESS OF: 5620 Bertsville Road Lady Lake, FL 32159

Parcel Identification Number: 24-18-24-0004-000-04811

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.

Dated: March 17, 2026

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was delivered via USPS mail to: Quick Find Properties LLC, a Delaware Limited Liability Company, as Trustee of the Bertsville Road Land Trust #5620 dated January 12, 2021 c/o Adam Russo, Esq., adam@themelawfirm.com; Fairwinds Family Properties, LLC, a Florida Limited Liability Company f/k/a Mark D. Cook III and Wendy N Cook LLC, a Florida Limited Liability Company, c/o Mark Cook, registered agent, 511 North Canal Street, Leesburg, Florida 34748; PMP ASSET, LLC, a Florida limited liability company, c/o Florida Secretary of State, 2415 N. Monroe Street, Suite 810, Tallahassee, FL 32303, on this 17th day of March, 2026.

LAW OFFICES OF JORDAN I. WAGNER, P.A.
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By: /s/ Jordan I. Wagner
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nb-2-3-26