

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that MARIBEL NIEVES, owner, desiring to engage in business under the fictitious name of MARIBEL NIEVES located at 110 59TH ST. W, BRADENTON, FL 34209 in MANATEE County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 14, 2018 18-01285M

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that SETH JACOB GILLET, owner, desiring to engage in business under the fictitious name of GREEN MACHINE LAWN CARE located at 4549 35TH AVE CIR EAST, PALMETTO, FL 34221 in MANATEE County intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 14, 2018 18-01259M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2018CP2479
IN RE: ESTATE OF
WILLARD RAKER
Deceased
All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The administration of the Estate of WILLARD RAKER, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR MANATEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2014-CA-006196
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
JOSHUA T VOUGLAS, ET AL.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 5, 2016 in Civil Case No. 2014-CA-006196 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Bradenton, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and JOSHUA T VOUGLAS, ET AL., are Defendants, the Clerk of Court ANGELINA M. COLONNESO, will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of October, 2018 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 8, BLOCK A, HEATHER GLEN SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION
Case #: 2017-CA-001597
DIVISION: D

JPMorgan Chase Bank, National Association
Plaintiff, -vs-
Norman D. Barlay a/k/a Norman Barlay; Unknown Spouse of Norman D. Barlay a/k/a Norman Barlay; Bayshore Gardens Home Owners Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017-CA-001597 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Norman D. Barlay a/k/a Norman Barlay are defendant(s), I, Clerk of Court, Angelina Colonnese, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on October 2, 2018, the following described property as set forth in said Final Judgment, to-wit:
LOT 25, BLOCK E, BAYSHORE

FIRST INSERTION

NOTICE TO CREDITORS OF
ANCILLARY ADMINISTRATION
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No.2018 CP 2478
IN RE: ESTATE OF
NANCY H. NEELAND

The ancillary administration of the Estate of NANCY H. NEELAND, deceased, was commenced on September 5, 2018, and is now pending as case number 2018CP2478 in the Circuit Court for Manatee County, in the State of Florida, Probate Division, P O Box 25400, Bradenton, FL 34206.
The name and residence address of the ancillary co-personal representatives are:
Roy Neeland - 941 Sumner Road, Darien Center, NY 14040

Thomas J. Grimsley - 11 Shad-owmoor Drive, Fairport, NY 14450
September 14, 21, 2018 18-01252M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2018-CP-002324
IN RE: ESTATE OF
ANNA BREEZE,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the estate of Anna Breeze, deceased, File Number 2018 CP 002324, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Clerk of the Circuit Court for Manatee County, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
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.

FIRST INSERTION

NOTICE OF SALE
Pursuant to Chapter 45
IN THE CIRCUIT COURT OF THE
12th JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
2018-CA-001574-AX
Coach Homes III at River Strand Condominium Association, Inc., a Florida Non Profit Corporation, Plaintiff, v. Stephen D. Rothschild, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to an Order dated September 6, 2018 and entered in CASE NO. 2018-CA-001574-AX of the Circuit Court in and for Manatee County, Florida wherein Coach Homes III at River Strand Condominium Association, Inc., is Plaintiff, and Stephen D. Rothschild is the Defendant, I will sell to the highest and best bidder for cash on www.manatee.realforeclose.com at 11:00 o'clock A.M. on the 9th day of October, 2018, the following described property as set forth in said Order of Final Judgment to wit:
UNIT 4302, BUILDING 43 OF COACH HOMES III AT RIVER STRAND, PHASE 14, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2366, PAGE(S) 4745 AND AMENDED IN OFFICIAL RECORDS BOOK 2433, PAGE 4540 TO INCLUDE PHASE 14, OF THE

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION
Case #: 2016-CA-003572
DIVISION: B
Wells Fargo Bank, National Association
Plaintiff, -vs-
Randall T. Dailey; Sarah Dailey; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-003572 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Wells Fargo Bank, National Association, Plaintiff and Randall T. Dailey are defendant(s), I, Clerk of Court, Angelina Colonnese, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on October 10, 2018, the following described property as set forth in said Final Judgment, to-wit:
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S00°10'34"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTH-

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PF WEBSITE DESIGN located at 4850 51ST STREET W #3105, in the County of MANATEE, in the City of BRADENTON, Florida 34210 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at BRADENTON, Florida, this 4th day of SEPTEMBER, 2018.
JEREMY P FULLYLOVE
September 14, 2018 18-01258M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2018-CP-002531
IN RE: ESTATE OF
JOHN BRUCE LAFONTAINE,
aka JOHN B. LAFONTAINE,
Deceased.

The administration of the estate of JOHN BRUCE LAFONTAINE, also known as JOHN B. LAFONTAINE, deceased, whose date of death was November 27, 2017, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. 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 de-

FIRST INSERTION

NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
MANATEE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.
2018CA000271AX,
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
MERRILL LYNCH MORTGAGE
INVESTORS TRUST, MORTGAGE
LOAN ASSET-BACKED
CERTIFICATES, SERIES
2006-HE4,
Plaintiff, vs.
KATHERINE LONG A/K/A
KATHERINE L. MEJIAS, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 4, 2018 in Civil Case No. 2018CA000271AX, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Bradenton, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE4 is Plaintiff and KATHERINE LONG A/K/A KATHERINE L. MEJIAS, et. al., are Defendants, the Clerk of Court ANGELINA COLONNESO, will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of October, 2018 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
All the certain land situated in Manatee County, Florida, viz: Lot 40, WOODS OF WHITFIELD, UNIT 2, according to the plat thereof, as recorded in Plat Book 18, Page(s) 33 and 34 of the Public Records of Manatee County, Florida

FIRST INSERTION

WEST 1/4, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH MONUMENTED RIGHT-OF-WAY LINE OF ROMAN ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S00°10'34"E, ALONG SAID WEST LINE, A DISTANCE OF 440.00 FEET; THENCE N89°32'02"E, PARALLEL TO SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET; THENCE N00°10'34"W, 440.00 FEET TO A POINT ON SAID SOUTH MONUMENTED RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
Pursuant to the Fair Debt Collections Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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.
*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: SFGTampaService@logs.com

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 41-2014-CA-002604 AX
U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PRESTON RIDGE PARTNERS INVESTMENTS TRUST, Plaintiff, vs. CHARLES R. JEFFERSON; et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 4, 2018 entered in

Civil Case No. 41-2014-CA-002604 AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PRESTON RIDGE PARTNERS INVESTMENTS TRUST, is Plaintiff and CHARLES R. JEFFERSON; et al., et al., are Defendant(s).
 I Angelina M. Colonnese will sell to the highest bidder for cash, online at www.manatee.realforeclose.com at 11:00 o'clock a.m. on October 10, 2018 on the following described property as set forth in said Final Judgment, to wit: LOT 22B, SECTION 4, TOWNSHIP 35 SOUTH,

RANGE 20 EAST OF WATERBURY GRAPEFRUIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH A NON-EXCLUSIVE EASEMENT OR INGRESS AND EGRESS OVER THE FOLLOWING TO WIT: TRAVEL WEST FROM THE WEST RIGHT OF WAY LINE OF STATE ROAD 675 OVER THE NORTH 20 FEET OF TRACT 52, CONTINUING WEST OVER THE EAST 20 FEET OF THE NORTH 20 FEET

OF TRACT 45, THENCE NORTH OVER THE EAST 20 FEET OF THB TRACT 44, THENCE WEST OVER THE NORTH 20 FEET OF TRACT 44, THENCE WEST OVER THE EAST 20 FEET OF THE NORTH 20 FEET OF LOT 21B, ALL IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 20 EAST AS PER PLAT OF WATERBURY GRAPEFRUIT TRACTS, RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 3730 225TH Street Bradenton, Florida 34211
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 7TH day of September, 2018.
 LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A. Attorneys for Plaintiff
 1900 N.W. Corporate Blvd, Ste. 305W
 Boca Raton, Florida 33431
 Telephone: (561) 826-1740
 Facsimile: (561) 826-1741
 Servicesmandel@gmail.com
 BY: DANIEL S. MANDEL
 FLORIDA BAR NO. 328782
 September 14, 21, 2018 18-01260M

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2018-22

NOTICE OF SPECIAL MEETING OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Aviary at Rutland Ranch Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE: October 8, 2018
 TIME: 5 p.m.
 LOCATION: 35100 State Road 64E Myakka City, Florida 34251

The purpose of the public hearings announced above is to consider the imposition of special assessments and adoption of assessment rolls to secure proposed bonds on benefited lands within the District, and, to provide for the levy, collection and enforcement of the assessments. At this time, the District only intends to commence construction and/or acquisition of that portion ("Master Assessment Area One Project") of the District's overall capital improvement plan that serves Phases 1 through 4 ("Master Assessment Area One") of the District - roughly the southern 400 acres of the District, and to levy and impose special assessments ("Master Assessment Area One Assessments") on the benefited lands within Master Assessment Area One. The Master Assessment Area One Project includes, but is not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, recreation, and other infrastructure projects, all benefiting lands within Master Assessment Area One, as described in more detail in the District Engineer's Report, dated August 2018. The special assessments are proposed to be allocated as set forth in the Master Special Assessment Methodology Report, dated August 28, 2018 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the unincorporated boundaries of Manatee County, Florida. The District is located south of State Road 62, north of Rutland Road, east of US Highway 301 North and west of Tyre Creek. A graphic depiction of the District, which contains Master Assessment Area One, is shown below. All lands within Master Assessment Area One are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed (i.e., Master Assessment Area One) and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o DPF Management & Consulting, LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746, (321)263-0132. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The proposed schedule of assessments is as follows:

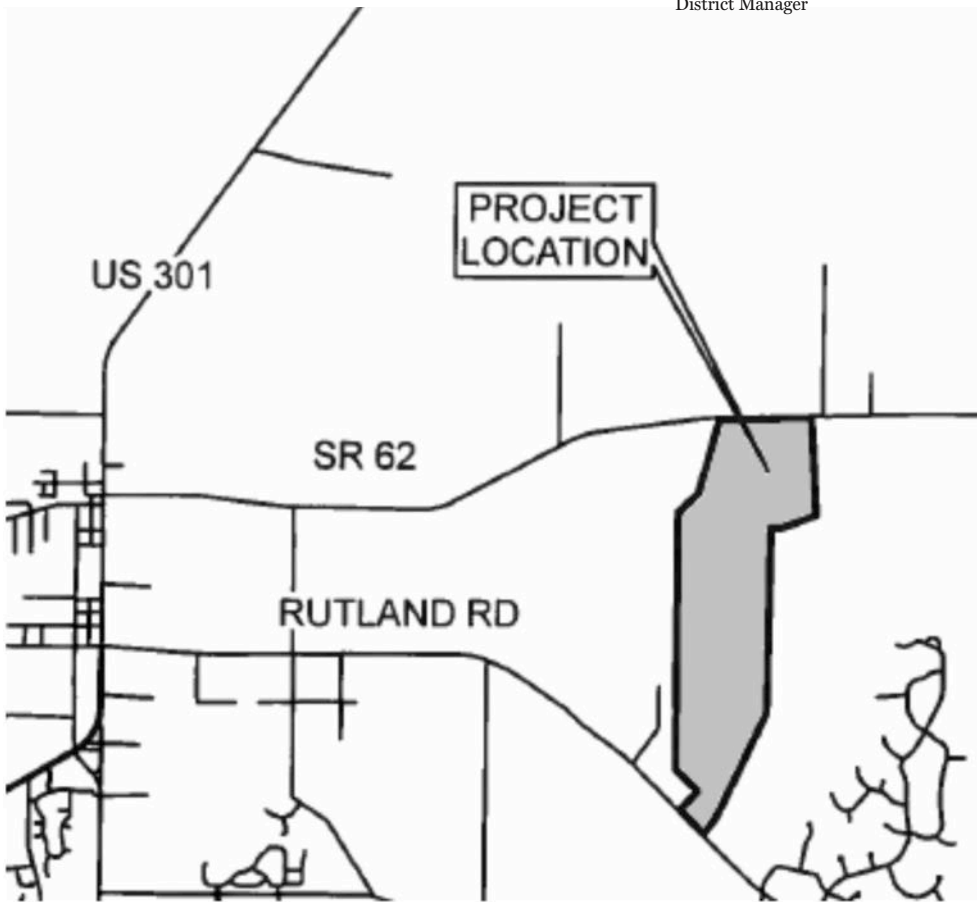
Proposed Master Assessment Area One Assessments

Land Use	Total # of Units/Acres	EAU Factor	Proposed Debt Assessment (Total Par, Excludes Interest & Collection Costs) (ALL LOTS)	Proposed Debt Assessment (Annual)* (ALL LOTS)	Proposed Debt Assessment (Total Par, Excludes Interest & Collection Costs) (PER LOT)	Proposed Debt Assessment (Annual)* (PER LOT)
Platted Lots						
40' Single Family Lot	175 lots	0.8	\$10,219,566	\$742,415	\$58,398	\$4,242
50' Single Family Lot	485 lots	1.00	\$35,403,496	\$2,571,936	\$72,997	\$5,303
60' Single Family Lot	124 lots	1.20	\$10,861,938	\$789,081	\$87,596	\$6,364
Unplatted Lands (Prior to Platting)						
Unplatted	400 acres	n/a	\$56,485,000	\$4,103,431	\$141,212.50 per acre	\$10,259 per acre

*The annual amounts stated herein include estimated collection costs and early payment discounts.
 The assessments will be levied and imposed as a master lien on Master Assessment Area One only, which master lien without further notice or hearing may be further imposed by supplemental resolution as one or more special assessment liens with each lien securing an individual bond series. With respect to each lien, the assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) yearly installments. These assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.
 The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Patricia Comings-Thibault
 District Manager



A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR MASTER ASSESSMENT AREA ONE; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Aviary at Rutland Ranch Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion ("Master Assessment Area One Project") of the infrastructure improvements comprising the District's overall capital improvement plan for what is known as Phases 1 through 4 ("Master Assessment Area One") of the District, as described in the District Engineer's Report, dated August 2018, which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Master Assessment Area One Project by the levy of special assessments ("Master Assessment Area One Assessments") on Master Assessment Area One, using the methodology set forth in that Master Special Assessment Methodology Report, dated August 28, 2018, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o DPF Management & Consulting, LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 ("District Records Office"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT:

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make the Master Assessment Area One Project and to defray all or a portion of the cost thereof by the Master Assessment Area One Assessments.
- DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Master Assessment Area One Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
 - The total estimated cost of the Master Assessment Area One Project is **\$42,347,396** ("Estimated Cost").
 - The Master Assessment Area One Assessments will defray approximately **\$56,485,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Master Assessment Area One Assessments will defray no more than **\$4,103,431** per year, again as set forth in Exhibit B.
 - The manner in which the Master Assessment Area One Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Master Assessment Area One Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to 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, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Master Assessment Area One Assessments securing the Master Assessment Area One Project shall be levied on Master Assessment Area One, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.
- ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed (i.e., Master Assessment Area One), with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.
- PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, 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 assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:
PUBLIC HEARINGS AND MEETING
 DATE: October 8, 2018
 TIME: 5 p.m.
 LOCATION: 35100 State Road 64E Myakka City, Florida 34251

PASSED AND ADOPTED this 28th day of August, 2018.

ATTEST: AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Asst. Secretary Chairman

Exhibit A: District Engineer's Report, dated August 2018
 Exhibit B: Master Special Assessment Methodology Report, dated August 28, 2018

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

OF CHARLOTTE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

THEREOF, RECORDED IN PLAT BOOK 8, PAGES 22-A THROUGH 22-Z-3, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

est in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716...

CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA...

AS FROM TIME TO TIME AMENDED AND RECORDED, TOGETHER WITH AN UNDIVIDED 1/60TH SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

the Plaintiff's attorney, whose address is 1501 N.W. 49th Street, Suite 200, Ft. Lauderdale, FL 33309...

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

Tax I.D. No. 402220481012 817 Webster Avenue, Port Charlotte, FL 33948

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

Property Address: 18305 QUADRILLE AVE PORT CHARLOTTE, FL 33948

SECOND INSERTION

CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA...

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA...

AMERICANS WITH DISABILITIES ACT. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance.

PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

- **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals. One such example is a public hearing notice.

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

- **Business and commerce notices**

- **Court notices** are required of many non-governmental entities that

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

Public notices play a vital role in

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.



WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.



Why try to fix something that isn't broken?

2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.



NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

Keep Public Notices in Newspapers.