

MANATEE COUNTY LEGAL NOTICES

**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 BTC-EL CON : Located at 4511 BAY CLUB DR County of, MANATEE COUNTY in the City of BRADENTON: Florida, 34210-4030 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida  
 Dated at BRADENTON Florida, this August: day of 27, 2020 :  
 BRADENTON TENNIS CENTER LLC  
 September 4, 2020 20-00995M

**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 MR ELECTRIC OF BRADENTON : Located at 4329 EASTWOOD DR County of, MANATEE in the City of SARASOTA: Florida, 34232-3409 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida  
 Dated at SARASOTA Florida, this August: day of 27, 2020 :  
 BROOKES ANDREW SCOTT  
 September 4, 2020 20-00996M

**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 Serenity Now Bradenton located at 904 50th St Ct W in the City of Bradenton, Manatee County, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 27th day of August, 2020.  
 Maureen Bassler  
 September 4, 2020 20-00980M

**FIRST INSERTION**  
**NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 73.07 acres known as Moore's Dairy Phase II Subdivision. The project is located in Manatee County, Section(s) 19, Township 34 South, Range 19 East. The permit applicant is Upper Manatee 288, LLC whose address is 1651 Whitfield Ave, Sarasota, FL 34243. The Permit No. is 43027367.019.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759.

**NOTICE OF RIGHTS**  
 Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.  
 September 4, 2020 20-01012M

**FIRST INSERTION**  
**NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 89.72 acres known as Wildcat Preserve. The project is located in Manatee County, Section(s) 32 and 33, Township 33 South, Range 19 East. The permit applicant is Wildcat Parrish, LLC whose address is 1651 Whitfield Ave, Sarasota, FL 34243. The Permit No. is 43041330.013.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759.

**NOTICE OF RIGHTS**  
 Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.  
 September 4, 2020 20-01013M

**FIRST INSERTION**  
**NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 112.74 acres known as Cross Creek Subdivision Phase 1D, 1E, and 1F. The project is located in Manatee County, Section(s) 5 and 4, Township 34 South, Range 19 East. The permit applicant is Land Experts, Inc. whose address is 1651 Whitfield Ave, Sarasota, FL 34243. The Permit No. is 43028270.014.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759.

**NOTICE OF RIGHTS**  
 Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.  
 September 4, 2020 20-01011M

**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 ETEEZ KUSTOM KREATIONZ : Located at 4118 38TH AVE E County of, MANATEE in the City of BRADENTON: Florida, 34208-6933 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida  
 Dated at BRADENTON Florida, this August: day of 27, 2020 :  
 ETEEZ LLC  
 September 4, 2020 20-00994M

**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 ITZAYANA'S KREATIONS : Located at 714 16TH ST E County of, MANATEE COUNTY in the City of BRADENTON: Florida, 34208-2232 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida  
 Dated at BRADENTON Florida, this August: day of 27, 2020 :  
 GARCIA BENJAMIN  
 September 4, 2020 20-00991M

**FIRST INSERTION**  
 Notice of Self Storage Sale  
 Please take notice Midgard Self Storage - Bradenton - SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an on-line auction via www.storageauctions.com on 9/23/2020 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings Elizabeth Cruz unit #2038. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 September 4, 11, 2020 20-00970M

**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 Orlando Dog located at 5265 University Parkway, #101-155, in the County of Manatee, in the City of University Park, Florida 34201 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 § Dated at University Park, Florida this 31st day of August, 2020.  
 § Lily Smart, a Florida Limited Liability Company.  
 September 4, 2020 20-01005M

OFFICIAL  
**COURTHOUSE**  
 WEBSITES:

**MANATEE COUNTY:**  
 manateeclerk.com

**SARASOTA COUNTY:**  
 sarasotaclerk.com

**CHARLOTTE COUNTY:**  
 charlotte.realforeclose.com

**LEE COUNTY:**  
 leeclerk.org

**COLLIER COUNTY:**  
 collierclerk.com

**HILLSBOROUGH COUNTY:**  
 hillsclerk.com

**PASCO COUNTY:**  
 pasco.realforeclose.com

**PINELLAS COUNTY:**  
 pinellasclerk.org

**POLK COUNTY:**  
 polkcountyclerk.net

**ORANGE COUNTY:**  
 myorangeclerk.com

Check out your notices on: [floridapublicnotices.com](http://floridapublicnotices.com)

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**

**CALL 941-906-9386** and select the appropriate County name from the menu option

**OR E-MAIL:** [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

**Business Observer**











FIRST INSERTION

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

**NOTICE OF REGULAR MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on **September 29, 2020 at 1:00 PM, at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within Phase 2C of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. It is anticipated that the public hearings and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, and 20-193 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearings utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the public hearings can do so telephonically at 1-888-354-0094, Conference ID: 2144145. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at wrathelle@whhassociates.com, or by calling (561) 571-0010 by (561) 571-0010 by 2 p.m. on September 25, 2020 in advance of the public hearing to facilitate the Board's consideration of such questions and comments during the public hearing.

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Phase 2C lands are located in southern Charlotte County, east of SR 31 and north of the Lee County boundary line. The District and the area to be assessed is geographically depicted below and in the District's Engineer's Report for Phases 2C, 3A and 3B, dated August 25, 2020, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes and Chapter 2007-306, Laws of Florida. 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 c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for Phase 2C ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, stormwater management improvements, landscaping, offsite improvements and mitigation and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for Phase 2C is \$5,262,297.88.

The District intends to impose assessments on benefited lands within Phase 2C the District in the manner set forth in the District's Master Special Assessment Methodology Report for Phases 2C, 3A and 3B, dated August 26, 2020, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$6,155,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

**Bond Assessment Apportionment**

Product Type	Number of Units	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit*	Annual Bond Assessment Debt Service per Unit**
<b>Assessment Area 2C</b>					
52'	68	\$2,237,703.17	\$32,907.40	\$2,140.67	\$2,277.31
62'	94	\$3,217,027.37	\$34,223.70	\$2,226.30	\$2,368.40
Twin Villa	28	\$700,269.46	\$25,009.62	\$1,626.91	\$1,730.76
	<b>190</b>	<b>\$6,155,000.00</b>			

\* Excludes costs of collection and early payment discount allowance  
 \*\* Includes costs of collection and early payment discount allowance

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) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

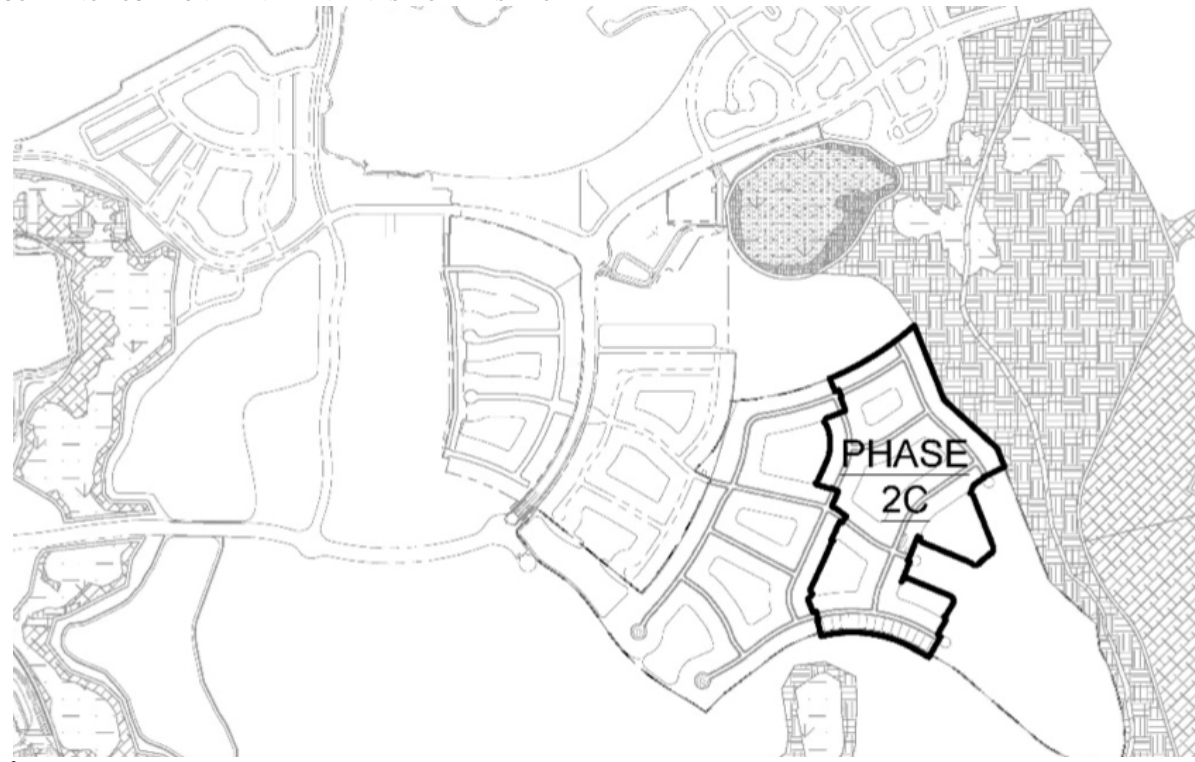
Also, on **September 29, 2020 at 1:00 PM, at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. While it may be necessary to hold the above referenced meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-888-354-0094, Conference ID: 2144145. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at wrathelle@whhassociates.com, or by calling (561) 571-0010 by 2:00 p.m., on September 25, 2020 in advance of the public hearing to facilitate the Board's consideration of such questions and comments during the public hearing.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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 the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 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.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



September 4, 11, 2020

20-00686T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 20-807-CP**  
**Division PROBATE**  
**IN RE: ESTATE OF BRIAN DONALD PEASE**  
**Deceased.**  
 The administration of the estate of Brian Donald Pease, deceased, whose date of death was July 24, 2020, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33950. 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 de-

mands 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 September 4, 2020.  
**Personal Representative:**  
 /s/ Robin Vazquez  
**Robin Vazquez**  
 6230 Scott Street  
 Suite 211  
 Punta Gorda, Florida 33950  
 Attorney for  
 Personal Representative:  
 /s/ Ellie K. Harris  
 Ellie K. Harris, Attorney  
 Florida Bar Number: 0021671  
 Schwarz & Harris  
 17841 Murdock Circle  
 Port Charlotte, FL 33948  
 Telephone: (941) 625-4158  
 Fax: (941) 625-5460  
 E-Mail: e-service@schwarzlaw.net  
 Secondary E-Mail:  
 stacie@schwarzlaw.net  
 September 4, 11, 2020 20-00699T

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No.: 20-CP-000760**  
**Division: Probate**  
**IN RE: ESTATE OF RAYMOND ERNEST VAHLE, Deceased.**  
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
 You are hereby notified that an Order of Summary Administration has been entered in the Estate of Raymond Ernest Vahle, deceased, File Number 20-CP-000760, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was February 24, 2020; that the

total value of the estate is \$37,916.88; and that the names and addresses of those to whom it has been assigned by such order are:  
 Name Address  
 Judith Vahle  
 15348 Lime Drive,  
 Punta Gorda, FL 33950  
**ALL INTERESTED PERSONS ARE NOTIFIED THAT:**  
 All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.  
**ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.**  
 NOTWITHSTANDING ANY

**OTHER APPLICABLE TIME PERIOD, 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 September 4 2020.  
**Person Giving Notice:**  
**Judith Vahle**  
 15348 Lime Drive  
 Punta Gorda, FL 33950  
 Attorney for Person Giving Notice:  
 Kevin A. Kyle, Attorney  
 Florida Bar Number: 980595  
 GREEN, SCHOENFELD & KYLE, LLP  
 1380 Royal Palm Square Boulevard  
 Fort Myers, Florida 33919  
 Telephone: (239) 936-7200  
 Fax: (239) 936-7997  
 E-Mail:  
 kevin@kyle@gskattorneys.com  
 September 4, 11, 2020 20-00688T

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF REGULAR MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on September 29, 2020 at 1:00 PM, at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within Phase 3A of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

While it may be necessary to hold the above referenced public hearings utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the public hearings can do so telephonically at 1-888-354-0094, Conference ID: 2144145. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at wrathelle@whhassociates.com, or by calling (561) 571-0010 by 2:00 p.m., on September 25, 2020 in advance of the public hearing to facilitate the Board's consideration of such questions and comments during the public hearing.

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Phase 3A lands are located in southern Charlotte County, approximately 1 mile east of SR 31 and approximately 3 miles north of the Lee County boundary line. The District and the area to be assessed is geographically depicted below and in the District's Engineer's Report for Phase 3A Neighborhood Project, dated August 4, 2020, prepared by Banks Engineering ("Capital Improvement Plan").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for Phase 3A ("Improvements") are currently expected to include, but are not limited to, stormwater management improvements and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within Phase 3A of the District in the manner set forth in the District's Master Special Assessment Methodology Report for Phases 2C, 3A and 3B, dated August 26, 2020, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$10,880,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Bond Assessment Apportionment

Table with 6 columns: Product Type, Number of Units, Total Bond Assessment Apportionment, Bond Assessment Apportionment per Unit, Annual Bond Assessment Debt Service per Unit\*, Annual Bond Assessment Debt Service per Unit\*\*. Rows include Assessment Area 3A with sub-rows for 52', 75', Coach, 2-Story Condo, 4-Story Condo, and a total row.

\* Excludes costs of collection and early payment discount allowance
\*\* Includes costs of collection and early payment discount allowance

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) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector.

Also, on September 29, 2020 at 1:00 PM, at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. While it may be necessary to hold the above referenced meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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 the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 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.

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



September 4, 11, 2020

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CASE NO. 19000437CA. MTGLQ INVESTORS, L.P. Plaintiff, v. ROD KHLIF A/K/A ROD A. KHLIF A/K/A RIYAD A. KHLIF A/K/A RIYAD KHLIF; FLORIDA FIRST ESCROW COMPANY, AS TRUSTEE FOR THE BOYS 49 FRATERNAL TRUST DATED JANUARY 1, 2002; THE UNKNOWN BENEFICIARIES OF THE BOYS 49 FRATERNAL TRUST DATED JANUARY 1, 2002; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION; CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; IBERIABANK, A LOUISIANA STATE BANK; ROTONDA WEST ASSOCIATION, INC.; DAVID SANDERSON; STATE OF FLORIDA, DEPARTMENT OF HEALTH, BUREAU OF ONSITE SEWAGE PROGRAMS. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 12, 2020, in this case, in the Circuit Court of Charlotte County, Florida, the clerk shall sell the property situated in Charlotte County, Florida, described as: LOT 833 ROTONDA WEST, OAKLAND HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 15A THROUGH 15K, INCLUSIVE,

OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. a/k/a 49 OAKLAND HILLS CT, ROTONDA WEST, FL 33947-2236 at public sale, to the highest and best bidder, for cash, online at www.charlotte.realestate.com, on SEPTEMBER 28, 2020 beginning at 11:00 AM. 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 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 Jon Embury, Admin-

istrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this day of 08/26/2020. Roger D. Eaton Clerk of the Circuit Court (Seal) By: B. Lackey Deputy Clerk eXL Legal, PLLC 12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLEGAL.COM 1000003587 September 4, 11, 2020 20-00674T

RESOLUTION 2020-33 [ASSESSMENT AREA 3A]

A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT RESCINDING RESOLUTIONS 2020-24 AND 2020-25; 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 ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT ROLL; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, on August 13, 2020, the Board of Governors (the "Board") of the Babcock Ranch Community Independent Special District (the "District") adopted Resolution 2020-24 declaring special assessments in the amount of \$10,880,000 and Resolution 2020-25 setting a public hearing regarding such special assessments; and

WHEREAS, due changes to the development plan within the District, the Board desires to update the engineer's report and the assessment methodology report to reflect the current development plan; and

WHEREAS, the Board has determined that it is in the best interest of the District to rescind Resolutions 2020-24 and 2020-25 and begin the assessment process to adopt alternative assessments; and

WHEREAS, the Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") for the property known as Assessment Area 3A and described in the District's Engineer's Report for Phase 3A Neighborhood Project dated August 25, 2020, 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 pursuant to Chapter 2007-306, Laws of Florida (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, 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 as set forth in the Master Special Assessment Methodology Report for Phases 2C, 3A and 3B dated August 26, 2020, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982 (the "District Local Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:

- 1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
3. The total estimated cost of the Improvements is \$9,300,000 (the "Estimated Cost").
4. The Assessments will defray approximately \$10,880,000, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of August, 2020.

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
/S/Craig Wrathell Secretary/Assistant Secretary
/S/ Bill Vander May Chairman/Vice Chairman

Exhibit A: Engineer's Report for Phase 3A Neighborhood Project dated August 25, 2020
Exhibit B: Master Special Assessment Methodology Report for Phases 2C, 3A and 3B dated August 26, 2020

20-00685T

FIRST INSERTION

NOTICE OF CORPORATE DISSOLUTION. You are notified of the dissolution of CARDWELL'S AIR CONDITIONING & HEATING, INC. in accordance with Section 607.1403 - 607.1410, Fla Stat. The corporation is the subject of dissolution with an effective date of September 1, 2020. Any outstanding and unpaid claims against Cardwell's Air Conditioning & Heating, Inc., must be mailed to: JAMES W. MALLONEE, P.A. 946 Tamiami Trail, #206 Port Charlotte, FL 33953. The claim must be in writing and contain the following information: The name and mailing address of the claimant; The nature of the claim; Whether the claim is contingent or non-contingent; Whether the claim has matured and the claim's date of maturity;

The amount of the claim, its due date and when such claim was incurred. The claim against the corporation will be barred unless a proceeding to enforce the claim is commenced within 4 years after the date of the second weekly publication of the notice as authorized under Section 607.1407 Fla. Stat. provided such claimant did not receive written notice in accordance with Section 607.1406, Fla. Stat. Any claimant who received notice of a known claim, such claim will be barred provided no written claim is received within 120 days of receipt of such notice by the claimant. James W. Mallonee JAMES W. MALLONEE, P.A. Attorney for SHAWNA R. BLANCHE, Trustee 946 Tamiami Trail, #206 Port Charlotte, FL 33953 September 4, 11, 2020 20-00692T



FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF REGULAR MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on **September 29, 2020 at 1:00 PM, at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within Phase 3B of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. It is anticipated that the public hearings and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, and 20-193 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearings utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the public hearings can do so telephonically at 1-888-354-0094, Conference ID: 2144145. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at wrathelle@whhassociates.com, or by calling (561) 571-0010 by 2:00 p.m., on September 25, 2020 in advance of the public hearing to facilitate the Board's consideration of such questions and comments during the public hearing.

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Phase 3B lands are located in southern Charlotte County, east of SR 31 and north of the Lee County boundary line. The District and the area to be assessed is geographically depicted below and in the District's Engineer's Report for Phases 2C, 3A and 3B, dated August 25, 2020, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes and Chapter 2007-306, Laws of Florida. 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 c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for Phase 3B ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, stormwater management improvements, landscaping, offsite improvements and mitigation and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for Phase 3B is \$2,673,702.12.

The District intends to impose assessments on benefited lands within Phase 3B the District in the manner set forth in the District's Master Special Assessment Methodology Report for Phases 2C, 3A and 3B, dated August 26, 2020, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$3,130,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Bond Assessment Apportionment

Product Type	Number of Units	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit*	Annual Bond Assessment Debt Service per Unit**
<b>Assessment Area 3B</b>					
52'	44	\$1,237,821.32	\$28,132.30	\$1,830.05	\$1,946.86
66'	57	\$1,892,178.68	\$33,196.12	\$2,159.46	\$2,297.29
	101	<b>\$3,130,000.00</b>			

\* Excludes costs of collection and early payment discount allowance  
 \*\* Includes costs of collection and early payment discount allowance

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) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

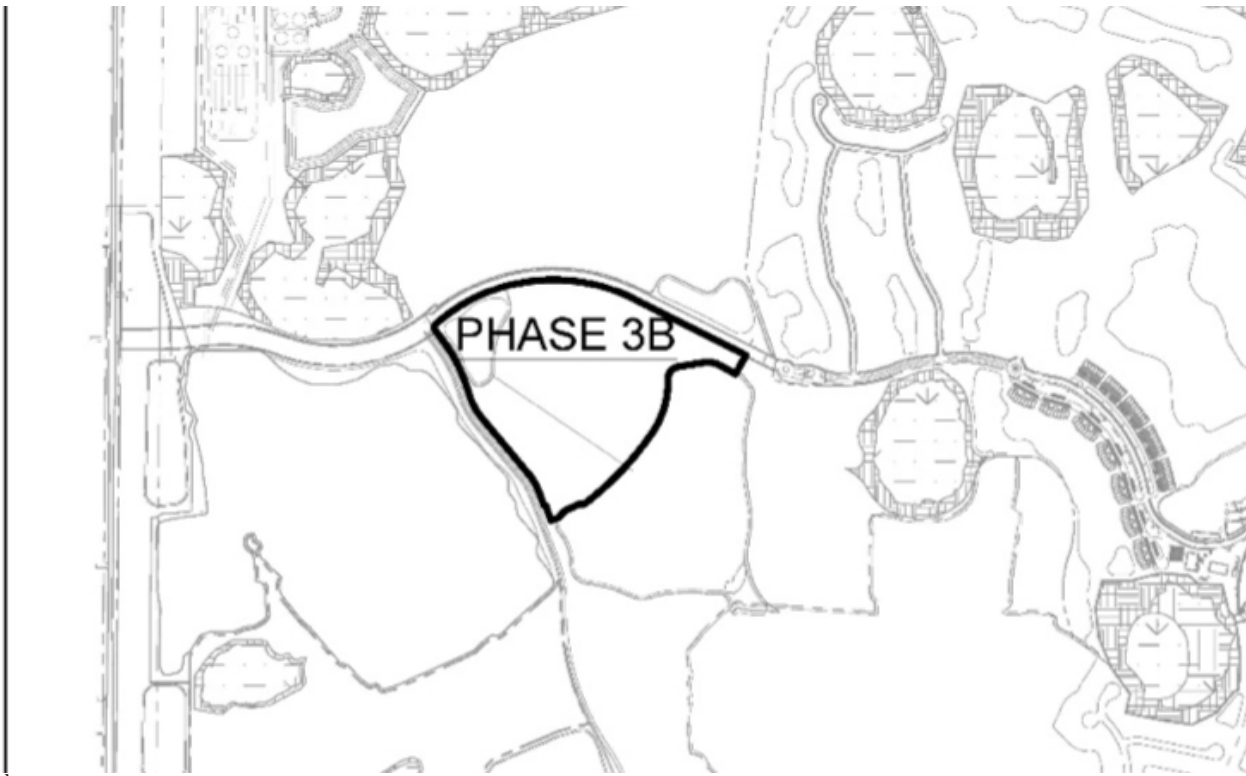
Also, on **September 29, 2020 at 1:00 PM, at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. While it may be necessary to hold the above referenced meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-888-354-0094, Conference ID: 2144145. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at wrathelle@whhassociates.com, or by calling (561) 571-0010 by 2:00 p.m., on September 25, 2020 in advance of the public hearing to facilitate the Board's consideration of such questions and comments during the public hearing.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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 the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 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.

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



September 4, 11, 2020

RESOLUTION 2020-35 [ASSESSMENT AREA 3B]

A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT RESCINDING RESOLUTIONS 2020-26 AND 2020-27; 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 ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT ROLL; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, on August 13, 2020, the Board of Governors (the "Board") of the Babcock Ranch Community Independent Special District (the "District") adopted Resolution 2020-26 declaring special assessments in the amount of \$3,130,000 and Resolution 2020-27 setting a public hearing regarding such special assessments; and

WHEREAS, due changes to the development plan within the District, the Board desires to update the engineer's report and the assessment methodology report to reflect the current development plan; and

WHEREAS, the Board has determined that it is in the best interest of the District to rescind Resolutions 2020-26 and 2020-27 and begin the assessment process to adopt alternative assessments; and

WHEREAS, the Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") for the property known as Assessment Area 3B and described in the District's Engineer's Report - Phases 2C, 3A and 3B dated August 25, 2020, 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 pursuant to Chapter 2007-306, Laws of Florida (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, 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 as set forth in the Master Special Assessment Methodology Report for Phases 2C, 3A and 3B dated August 26, 2020, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982 (the "District Local Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:**

- 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, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- The total estimated cost of the Improvements is \$2,673,702.12 (the "Estimated Cost").
- The Assessments will defray approximately \$3,130,000, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within 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 Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida; 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.
- 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.
- 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 therefore, 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 Charlotte County 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 27th day of August, 2020.

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/s/Craig Wrathell Secretary/Assistant Secretary

/s/ Bill Vander May Chairman/Vice Chairman

Exhibit A: Engineer's Report - Phases 2C, 3A and 3B dated August 25, 2020

Exhibit B: Master Special Assessment Methodology Report for Phases 2C, 3A and 3B dated August 26, 2020

20-00687T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 19000752CA NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA TACK A/K/A PATRICIA PATTI, DECEASED, et al. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 29, 2020, and entered in 19000752CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida,

wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA TACK A/K/A PATRICIA PATTI, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; TERESA C. MACDOUGALL; ROBERT M. TACK; APRIL E. TACK are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on September 18, 2020, the following described property as set forth in said Final Judgment, to wit: LOT 51, BLOCK 3802, PORT

CHARLOTTE SUBDIVISION, SECTION 63, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 77A THRU 77G OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 6379 SHALIMAR ST, PORT CHARLOTTE, FL 33981 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 in accordance with Florida Statutes, Section 45.031. IMPORTANT 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. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and

return it to jembury@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org. Dated this day of 08/25/2020. ROGER D. EATON As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk Submitted by: Robertson, Anschutz & Schneid, P.L. Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 19-352146 - NaC September 4, 11, 2020 20-00675T

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 All-Brite Porcelain Repair, located at 637 DRURY LANE, in the City of Punta Gorda, County of Charlotte, State of FL, 33950, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 31st day of August, 2020. KIM F. DUBY 637 DRURY LANE Punta Gorda, FL 33950 September 4, 2020 20-00683T

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 MAGNOLIA TAX ASSOCIATES located at 2980 S MCCALL RD E in the City of ENGLEWOOD, Charlotte County, FL 34224 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 31st day of August, 2020. LEHN INSURANCE & FINANCIAL SERVICES LLC MATTHEW LEHN September 4, 2020 20-00689T

**HOW TO PUBLISH YOUR LEGAL NOTICE** IN THE BUSINESS OBSERVER

**CALL 941-906-9386** and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer



Table with 2 columns: FIRST INSERTION, NOTICE TO CREDITORS... Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

FIRST INSERTION

Stellar Development, Inc is soliciting the participation of Certified Disadvantaged Business Enterprise firms in response to the FDOT's DBE requirements for the following project:

Charlotte County Airport Authority Punta Gorda Airport

FDOT Project no. 444091-1-94-01, FAA A.I.P. 3-12-0067-XX-2019 General Aviation Center - GA Terminal

Pricing must be received by September 21, 2020 @ 5:00PM

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

The administration of the estate of Noreen Rios, deceased, whose date of death was July 6, 2020, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950.

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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

The administration of the estate of Harold Bruce Dickey, deceased, whose date of death was January 30, 2020 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, Florida 33950.

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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned.

Property includes the storage unit contents belonging to the following tenants at the following locations: Metro Self Storage

Table with 3 columns: Occupant Name, Unit, Description of Property. Includes Maria Jose Zeza Campos Richards, Andrea Weinberger, Nicholas Vuolo.

SECOND INSERTION

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

YOU ARE NOTIFIED that an action for paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on \_\_\_\_\_, whose address is \_\_\_\_\_, on or before 9/29/2020

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

The administration of the estate of JOHN W. LOOS, JR., deceased, whose date of death was November 30, 2019; is pending in the Circuit Court for Charlotte County, Florida, Probate Division; File Number 20000650CP; the mailing address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

The administration of the estate of LaVaun Berkland a/k/a LaVaun B. Berkland, deceased, whose date of death was January 20, 2020, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 East Marion Avenue, Punta Gorda, Florida 33950.

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of ROBERT EDWARD PAULSEN, deceased, File Number 20-CP-000808, by the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is Charlotte County Justice Center 350 E. Marion Avenue, Punta Gorda, FL 33950;

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

The administration of the estate of CATHERINE M. MRASAK, a/k/a CATHERINE C. MRASAK, a/k/a CATHERINE MRASAK, deceased, whose date of death was May 15, 2020; is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950.

THIRD INSERTION

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

YOU ARE NOTIFIED that a suit to quiet title to the following-described parcel of property in Charlotte County, Florida:

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

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 IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

SECOND INSERTION

IMPORTANT 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.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 12, 2020, and entered in 18001163CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST; Plaintiff, vs. MARY JO LEE, et al. Defendant(s).

