













SECOND 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 wrathell@whhassociates.com, or by calling (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
	190	\$6,155,000.00			

\* 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.

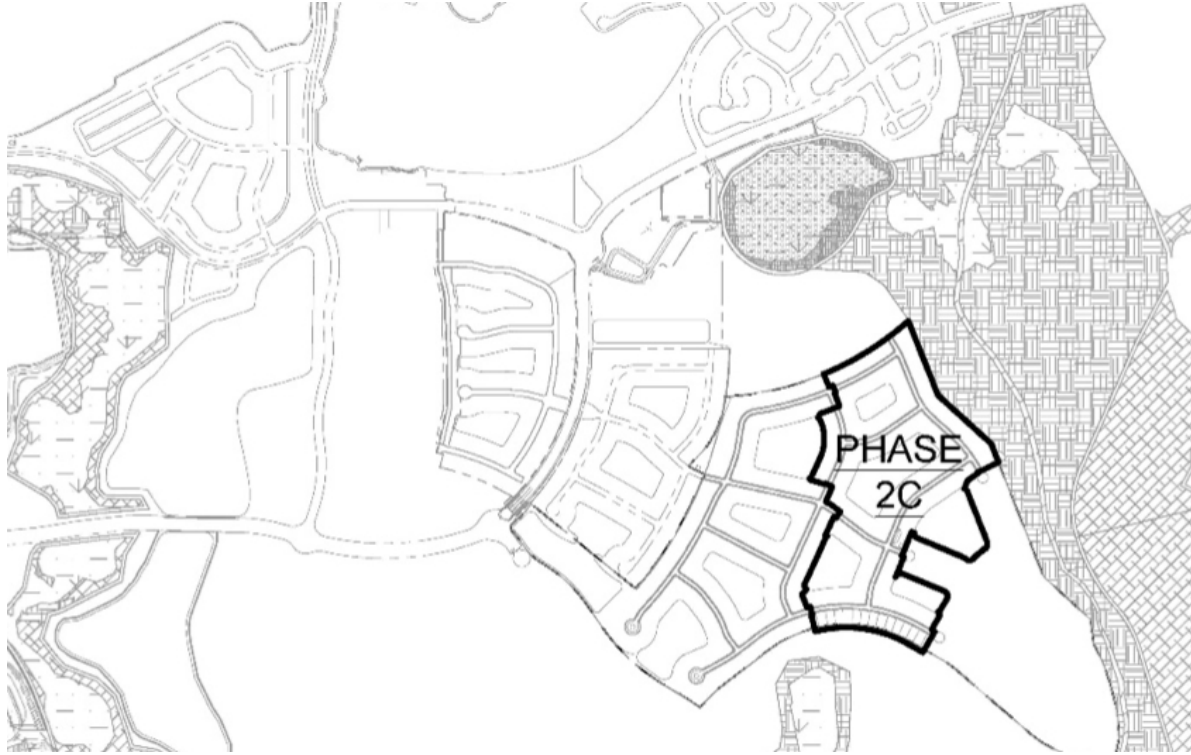
Also, on **September 29, 2020 at 1:00 PM, at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. While it may be necessary to hold the above referenced 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 wrathell@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 2020-31 [ASSESSMENT AREA 2C]

A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT RESCINDING RESOLUTIONS 2020-22 AND 2020-23; 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 PLAN; 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 2020-22 declaring special assessments in the amount of \$6,155,000 and Resolution 2020-23 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 2020-22 and 2020-23 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 2C and described in the District's Engineer's Report - Phases 2C, 3A and 3B dated August, 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 \$5, 262,297.88 (the "Estimated Cost").
- The Assessments will defray approximately \$6,155,000, 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 benefitted 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

20-00686T

SECOND 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

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.

Personal 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

SECOND 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.

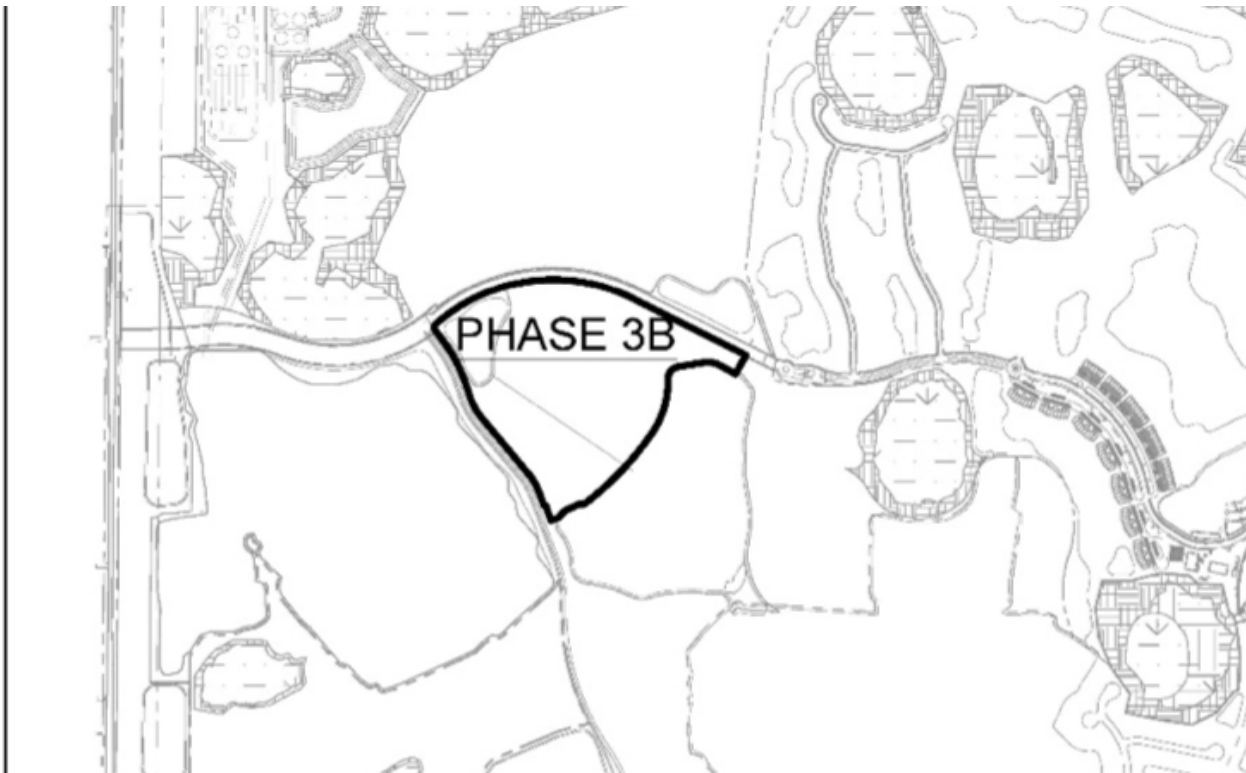
Also, on **September 29, 2020 at 1:00 PM, at The Hive, 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. While it may be necessary to hold the above referenced 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 benefitted 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

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 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. DEFENDANT(S). 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

THIRD INSERTION

NOTICE OF ACTION FOR Paternity IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 20-1144DR Division: CIVIL Pedro Jose Rivera-Colon, Petitioner, and Ady Ortiz, Respondent, TO: Ady Ortiz 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 and file the original with the clerk of this Court at 350 E Marion Ave. Punta Gorda FL 33950 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: Aug 24, 2020 CLERK OF THE CIRCUIT COURT (SEAL) By: K. Kossick Deputy Clerk Aug. 28; Sept. 4, 11, 18, 2020 20-00664T



SECOND 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

SECOND 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.realforeclose.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

SECOND 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