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SARASOTA COUNTY:
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**Business
Observer**

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

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



**MANATEE COUNTY
LEGAL NOTICES**

FIRST INSERTION

Notice is hereby given that CASEMENT GROUP, LLC, OWNER, desiring to engage in business under the fictitious name of CASEMENT TAX PREPARATION located at 7241 DELAINEY CT, LAKEWOOD RANCH, FLORIDA 34240 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
December 4, 2020 20-01405M

FIRST INSERTION

Notice is hereby given that on 12/18/20 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1972 CURL HS 5095 . Last Tenants: YAMILET SALEBE-VIDAL and all unknown parties beneficiaries heirs . Sale to be TRADEWINDS MHP, 5917 14TH ST W LOT 301, BRANDENTON, FL 34207. 941-758-7080.
December 4, 11, 2020 20-01408M

FIRST INSERTION

Notice is hereby given that on 12/18/20 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1988 PALM HS PH065137A & PH065137B . Last Tenants: Marvin Owen Keller, Cindy L Keller, John Doe & Jane Doe and all unknown parties beneficiaries heirs . Sale to be Realty Systems of Arizona Inc. 101 AMSTERDAM AVE, ELLENTON, FL 34222. 813-282-5925.
December 4, 11, 2020 20-01400M

FIRST INSERTION

Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.585 on the sale dates at the locations below at 9:00 a.m. to satisfy labor and storage charges.
2006 FORD
1FTPX04556KA89402
Total Lien: \$1367.98
Sale Date:12/21/2020
Location: BEGLEY'S MANATEE SHELL SERVICE LLC dba Begley's Manatee Shell
3401 Manatee Ave West
Bradenton, FL 34205
941-748-3297
Pursuant to F.S. 713.585 the cash amount per vehicle would be sufficient to redeem that vehicle from the lienor. Any interested party has a right to a hearing prior to the sale by filing a demand for the hearing with the Clerk of the Circuit Court in Manatee and mailing copies of the same to all owners and lienors. The owner/lienholder has a right to recover possession of the vehicle by posting bond pursuant to F.S. 559.917 and if sold any proceeds remaining from the sale will be deposited with the Clerk of Circuit Court for disposition.
December 4, 2020 20-01397M

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 M&E CONSTRUCTION : Located at 9 W JOHNSTON ST County of, MULTIPLE in the City of FORSYTH: Florida, 31029-2148 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida
Dated at FORSYTH Florida, this December: day of 02, 2020 :
ELLIS SR DAVID M
December 4, 2020 20-01407M

FIRST INSERTION

Notice is hereby given that on 12/18/20 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1988 PALM HS PH065137A & PH065137B . Last Tenants: Marvin Owen Keller, Cindy L Keller, John Doe & Jane Doe and all unknown parties beneficiaries heirs . Sale to be Realty Systems of Arizona Inc. 101 AMSTERDAM AVE, ELLENTON, FL 34222. 813-282-5925.
December 4, 11, 2020 20-01400M

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 Coastal Quilter located at 11410 56th St. Cir E, in the County of Manatee, in the City of Parrish, Florida 34219 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Parrish, Florida, this 25th day of November, 2020.
CAROLINA QUILTMAKER, INC.
December 4, 2020 20-01392M

FIRST INSERTION

PUBLIC AUCTION
DAVI & VALENTI MOVERS LOCATED AT 3125 LAKEWOOD RANCH BLVD, SUITE 104, LAKEWOOD RANCH, FL 34211, GIVES PUBLIC NOTICE OF THE DISPOSAL OF PROPERTY FOR THE DEFAULT OF LEASE AGREEMENT. PURSUANT TO FLORIDA STATUE SECTION 83.801-83.809 ON THE FOLLOWING INDIVIDUALS.
OMAR ARMORLUZ HOUSEHOLD GOODS IN VAULTS H-16, H-11, D-134
DOUGLAS HOUSEHOLD GOODS IN VAULTS B-3, B-2
DEITRICH HOUSEHOLDS GOODS IN VAULT I-1
BERNADETTE FLINT HOUSEHOLD GOODS IN VAULTS O-7, O-2, M-8
CORKEY HOUSEHOLD GOODS IN VAULT F-5, F-4?
TIMOTHY HARRINGTON HOUSEHOLD GOODS IN VAULTS S-9, S-11, S-10
MICHAEL & LINDA LANZA HOUSEHOLD GOODS IN VAULTS P-4
CHERYL PAGANO HOUSEHOLD GOODS IN VAULTS
Q-12, H-12, D-11, K-15, I-15, K-16, I-9
HOWARD SEIGAL HOUSEHOLD GOODS IN VAULT D-14
CAROL WARGO HOUSEHOLD GOODS IN VAULTS Q-11, Q-10
CLINE HOUSEHOLD GOODS IN VAULT G-4
MCCORMICK HOUSEHOLD GOODS IN VAULTS C-9, D-9 AND OVERFLOW
KOVAR HOUSEHOLD GOODS IN VAULTS D-7
NEFF HOUSEHOLD GOODS ON VAULTS R-6
SHEEHAN HOUSEHOLD GOODS IN VAULTS U-2, U-3
SANBORN RUGS
CONTENTS OF THESE UNITS WILL BE AUCTIONED OFF AT 10:00 AM ON SATURDAY DECEMBER 19TH, 2020 AT DAVI & VALENTI MOVERS, 3125 LAKEWOOD RANCH BLVD. SUITE 104, LAKEWOOD RANCH, FL 34211
December 4, 11, 2020 20-01398M

SECOND INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearing and Regular Meeting

The Board of Supervisors ("Board") for the Babcock Ranch Community Independent Special District ("District") will hold the following public hearing and a regular meeting:

DATE: December 17, 2020
 TIME: 1:00 p.m.
 LOCATION: The Hive
 42891 Lake Babcock Drive, Room 211
 Punta Gorda, Florida 33982

It is anticipated that the public hearing 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, 20-123 and 20-246, 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 hearing and 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 December 15, 2020 at 12:00 p.m., in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing is being held pursuant to Chapter 2007-306, Laws of Florida and Chapters 170, 189 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for upcoming Fiscal Years; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearing, the Board will, by resolution, levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Unit of Measurement	Total # of Units (Dwelling Units/ Sq. Ft./ Acres)	ERU Factor per Unit (Dwelling Unit/1,000 Sq. Ft./Acres)	Proposed O&M Assessment** (including collection costs / early payment discounts)
Current Residential	Dwelling Unit	3,172	1.000	\$505.11
Future Residential*	Dwelling Unit	16,328	1.000	\$33.83
Current Commercial	Sq. Ft.	93,355	0.375	\$189.42
Future Commercial*	Sq. Ft.	2,191,000	0.375	\$12.69
Future Industrial*	Sq. Ft.	634,000	0.100	\$3.38
Future Hotel*	Sq. Ft.	195,000	0.500	\$16.92
Electric Utility*	Acre	888	0.100	\$3.38
Plant Nursery*	Acre	10	1.000	\$33.83

* Future Residential, Future Commercial, Future Industrial, Future Hotel, Electric Utility and Plant Nursery land use categories are proposed to be solely responsible for the District-wide administrative assessments
 ** After Developer Contribution

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Charlotte and/or Lee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2020/2021.

For upcoming Fiscal Years, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of each year. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearing and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

November 27; December 4, 2020

SECOND INSERTION

NOTICE TO CREDITORS IN THE TWENTIETH CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2020-1118-CP Division Probate IN RE: ESTATE OF DONNA J. STOKES, Deceased.

The administration of the estate of DONNA J. STOKES, deceased, whose date of death was October 18, 2020, file number 2020-1118-CP, 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 33951-1687. The names and addresses of the personal representa-

tives and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate whom a copy of this notice is required to be served must file their claims with this court WITHIN 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

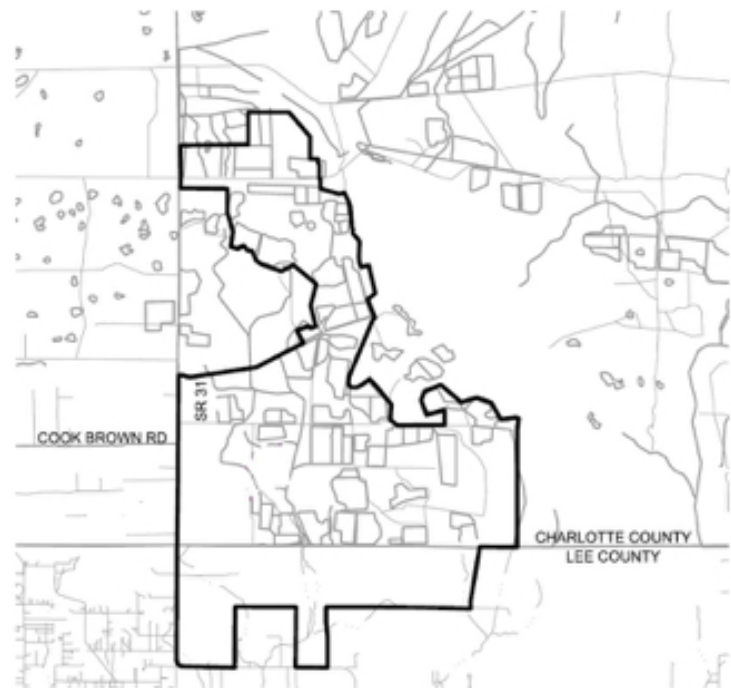
THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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 November 27, 2020.

Donald R. Newbry, Jr.
 115 W. Main Blvd
 Church Hill, TN 37642

Joseph W. Lehn, Esq.
 1777 Tamiami Trail, Ste. 505
 Port Charlotte, FL 33948
 Tel. 941-255-5346
 Email: joe@lehnlaw.com
 FL Bar 0056203
 Nov. 27; Dec. 4, 2020 20-00945T



RESOLUTION 2021-02

A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE FUTURE ADOPTED BUDGETS PURSUANT TO CHAPTERS 170, AND 197, FLORIDA STATUTES AND CHAPTER 2007-306, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant Chapter 2007-306, Laws of Florida, as amended, the Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") shall prior to July 15, 2020, approve proposed budgets ("Proposed Budget") for the fiscal year beginning October 1 of such year and ending September 30, of the subsequent year ("Fiscal Year"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget, a current copy of which is attached as Exhibit A, by levy of special assessments pursuant to Chapter 2007-306, Laws of Florida and Chapters 170 and 197, Florida Statutes ("Assessments");

WHEREAS, Babcock Property Holdings, LLC, (the "Developer") has identified additional future uses within the District and accordingly, the District has incorporated such additional uses in the attached Special Assessment Methodology Report for the Professional, Administrative, Filed Operations and Maintenance Services dated October 19, 2020 attached hereto as Exhibit B (the "Assessment Report"); and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the current Fiscal Year Budget and Assessment Report, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Assessment Report; and

WHEREAS, the Board has considered the proposed Assessments, and desires to set the required public hearings thereon;

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

1. **DECLARING ASSESSMENTS.** Pursuant to Chapter 2007-306, Laws of Florida and Chapters 170 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in each year's Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and Assessment Report and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," c/o Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road #410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in each year's Proposed Budget and the Assessment Report. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be allocated in accordance with the Assessment Report and the Fiscal Year Budget and shall be paid in one more installments pursuant to a bill issued by the District in November of 2021, and subsequent years following adoption of the annual budget and Assessments and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

2. **SETTING PUBLIC HEARINGS.** Pursuant to Chapter 2007-306, Laws of Florida and Chapters 170 and 197, Florida Statutes, public hearings on the Assessments are hereby declared and set for December 17, 2020 at 1:00 p.m. The hearing may be conducted remotely, pursuant to communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 20-123, and 20-246 issued by Governor DeSantis, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: The Hive
 42891 Lake Babcock Drive, Room 211
 Punta Gorda, Florida 33982

3. **PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Charlotte County and Lee County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

4. **CONFLICTS; SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.
PASSED AND ADOPTED THIS 22nd DAY OF OCTOBER, 2020.

ATTEST: **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

/s/Craig Wrathell
 Secretary

By: /s/ Bill Vander May
 Its: Chair

20-00924T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA FILE NO.: 20-CP-000967 DIVISION: Probate IN RE: ESTATE OF: KRISTINE BECKER, deceased.

The administration of the estate of KRISTINE BECKER, deceased, whose date of death was July 15, 2020, and whose social security number is xxx-xx-xxxx, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Clerk of Court, 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 demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 November 27, 2020.

Personal Representative:
 Manuel Fernandez

Attorney for Personal Representative:
 ALLAN T. GRIFFITH P.A.
 2100 McGregor Boulevard
 Fort Myers, FL 33901
 (239) 334-9199
 allan@allantgriffith.com
 Allan T. Griffith, Esquire
 Florida Bar #173669
 Nov. 27; Dec. 4, 2020 20-00929T

SECOND INSERTION

NOTICE OF PUBLIC SALE

Property owner gives notice and intent to sell, for nonpayment of storage fees the following vehicle on 12/10/20 at 8:30 AM at 22212 Lockport Ave, Port Charlotte, FL 33952.

Said property owner reserves the right to accept or reject any and all bids.
 2015 KEYSTONE
 Vin# 4YDF32021F3100398

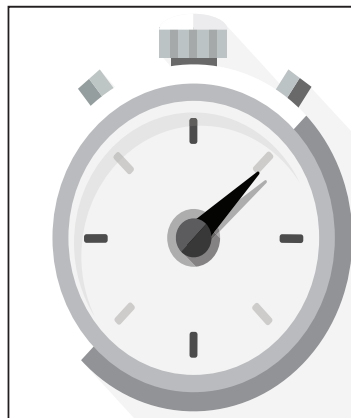
Nov. 27; Dec. 4, 2020

20-00934T

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



SAVE TIME
 E-mail your Legal Notice
 legal@businessobserverfl.com

