

CHARLOTTE COUNTY LEGAL NOTICES

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 MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

The Babcock Ranch Community Independent Special District Governing Board ("Board") will hold public hearings and public meeting on

**PUBLIC HEARINGS AND MEETING**  
DATE: June 14, 2021  
TIME: 1:00 p.m.

It is anticipated that the public hearings and meeting will take place at **The Hive, 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982.**

The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments to provide security for a proposed State Infrastructure Bank Loan (the "SIB Loan") on benefited lands within the Babcock Ranch Community Independent Special District ("District") relating to SR 31 Offsite Road Improvements, a depiction of which lands to be assessed is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's *Engineer's Report*, dated January 5, 2021 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, *Florida Statutes*, and Chapter 2007-306, *Laws of Florida*, as amended. 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's Local Records Office located at 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982, or by contacting the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, SR 31 offsite roadway and related improvements all as more specifically described in the Improvement Plan, on file and available during normal business hours at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *SR 31 Offsite Road Improvement Special Assessment Methodology Report* dated May 12, 2021 (the "Assessment Report"), which is on file and available during normal business hours at the addresses provided above. The Assessment Report identifies the assessment area within the District and assessments 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. The methodology is explained in more detail in the Assessment Report.

The annual principal assessment levied against each parcel will be based on repayment over a maximum of twenty (20) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$31,348,036 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:

SIB Loan Assessment Apportionment - Dwelling Unit/Sq. Ft./Acre Basis

Land Use	Number of Dwelling Units/Sq. Ft./Acres	SIB Loan Assessments	SIB Loan Assessments per Dwelling Unit/1,000 Sq. Ft./Acre	Total SIB Loan Annual Payments	Annual SIB Assessment per Dwelling Unit/1,000 Sq. Ft./Acre*
<b>Undeveloped Lands</b>					
Residential (Dwelling Units)					
Charlotte County	13,814	\$26,514,599.98	\$1,919.40 **	\$2,117,389.00	\$163.06
Lee County	1,630	\$0.00	\$0.00	\$0.00	\$0.00
	15,444	\$26,514,599.98		\$2,117,389.00	
Non-Residential (Sq. Ft.)					
Charlotte County					
Retail	785,857	\$3,384,037.97	\$4,306.18 **	\$270,240.73	\$365.83
Office	392,929	\$802,456.20	\$2,042.24 **	\$64,082.13	\$173.50
Industrial	340,538	\$475,188.17	\$1,395.40 **	\$37,947.33	\$118.55
Hotel	104,781	\$171,753.67	\$1,639.17 **	\$13,715.81	\$139.26
Lee County					
Retail	580,645	\$0.00	\$0.00	\$0.00	\$0.00
Office	290,323	\$0.00	\$0.00	\$0.00	\$0.00
Industrial	251,613	\$0.00	\$0.00	\$0.00	\$0.00
Hotel	77,419	\$0.00	\$0.00	\$0.00	\$0.00
	2,824,105	\$4,833,436.02		\$385,986.00	
<b>Total</b>		<b>\$31,348,036.00</b>		<b>\$2,503,375.00</b>	

\* Includes collections fees and early payment discount - assumes payment in March  
\*\* Payment of such amounts, or provision of letter of credit in such amount, for each property's respective product type, is necessary to release such property from the assessment roll

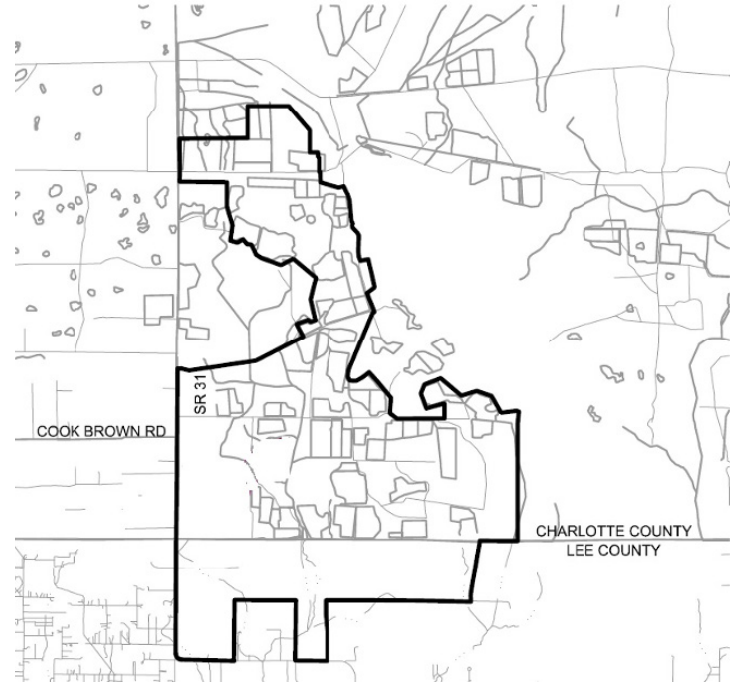
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than twenty (20) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the 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 Office at (561) 571-0010 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  
SR 31 OFFSITE IMPROVEMENTS



RESOLUTION 2021-17

**A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT 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 PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

WHEREAS, on May 21, 2020, the Board of Governors (the "Board") of the Babcock Ranch Community Independent Special District (the "District") adopted Resolution 2020-09 declaring special assessments in the amount of \$31,348,036 and Resolution 2020-10 setting a public hearing regarding such special assessments; and

WHEREAS, due ongoing factors regarding the scope and timing of the expected improvements, the Board took no further action regarding such assessments; and

WHEREAS, as the scope of the expected improvement has been determined, the Board has determined that it is in the best interest of the District to rescind Resolutions 2020-09 and 2020-10 and begin the assessment process to adopt alternative assessments; and

WHEREAS, the District is a local unit of special purpose government created and existing pursuant to Chapter 2007-306, *Laws of Florida*, as amended, (the "Act") being situated in Charlotte County and Lee County, Florida; and

WHEREAS, as provided in the Act, the special purpose of the District is to plan, construct, maintain, operate, finance, and improve the provision of systems, facilities, and services necessary to meet the infrastructure needs of the District, including among other things, roadways; and

WHEREAS, the widening of SR 31 is needed to meet the existing roadway conditions and future growth and development of the District; and

WHEREAS, as authorized by the Board on March 23, 2017, the District is pursuing a State Infrastructure Bank ("SIB") loan to commence designing and constructing the project beginning in FY 2021 allowing the advancement of the roadway widening project; and

WHEREAS, Babcock Property Holdings, LLC, (the "Developer") has committed to providing collected transportation fees to the District that will be used to pay back the SIB loan; and

WHEREAS, the District has committed to levy a special assessment in amounts sufficient to make the loan payments, in the event the transportation fees are not sufficient to cover the loan payments for any fiscal year's payment; 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 District and described in the District's Preliminary Engineer's Report dated January 5, 2021, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, in the event transportation fees are not sufficient to cover any fiscal year's loan payment, 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*, as amended, and Chapters 170 and 197, *Florida Statutes*, (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, *Laws of Florida*, as amended, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the 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 Preliminary Offsite Road Improvement Special Assessment Methodology Report dated April 29, 2021, 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, Suite 211, Babcock Ranch, 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:**

- Resolutions 2020-09 and 2020-10 are hereby rescinded.
- 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 \$82,051,684 (the "Estimated Cost").
- The Assessments will defray approximately \$31,348,036, which includes a portion of the Estimated Cost.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions regarding the collection of the Assessments in any fiscal year in which there is a projected shortfall of transportation fees or other contributed sources to cover the SIB loan payments.
- 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.
- In accordance with the schedule provided in Table 4 of Exhibit B, the Assessments shall be paid in not more than (20) twenty 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*, as amended; 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 Lee 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.

ATTEST:

/S/Craig Wrathell  
Secretary

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

By: /S/ Bill Vander May  
Its: Chair

**Exhibit A:** Preliminary Engineer's Report, dated January 5, 2021  
**Exhibit B:** Preliminary Offsite Road Improvement Special Assessment Methodology Report, dated April 29, 2021

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 **June 14, 2021 at 1 P.M., at The Hive, 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Series 2021 Project area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Series 2021 Project lands are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below and in the District's *Engineer's Report for Phase V - Series 2021 Project Area*, dated April 2021, 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*, as amended. 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 the Series 2021 Project ("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 the Series 2021 Project is \$23,801,000.

The District intends to impose assessments on benefited lands within the Series 2021 Project in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase V*, dated May 4, 2021, 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 based on the development plan for each sub-phase as described in the Assessment Report, 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 \$31,515,000 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:

**Series 2021 Bond Assessment Apportionment**

Product Type	Number of Units	Total Series 2021 Bond Assessment Apportionment	Series 2021 Bond Assessment Apportionment per Unit	Annual Series 2021 Bond Assessment Debt Service per Unit*	Annual Series 2021 Bond Assessment Debt Service per Unit**
<b>Phase 2D</b>					
42'	0	\$0.00	\$0.00	\$0.00	\$0.00
52'	78	\$3,049,006.47	\$39,089.83	\$2,839.83	\$3,021.10
62'	74	\$2,979,426.58	\$40,262.52	\$2,925.03	\$3,111.73
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	42	\$1,099,987.72	\$26,190.18	\$1,902.69	\$2,024.14
<b>Total</b>	<b>194</b>	<b>\$7,128,420.78</b>			
<b>Phase 3C</b>					
42'	0	\$0.00	\$0.00	\$0.00	\$0.00
52'	236	\$9,225,199.08	\$39,089.83	\$2,839.83	\$3,021.10
62'	86	\$3,462,576.84	\$40,262.52	\$2,925.03	\$3,111.73
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>322</b>	<b>\$12,687,775.92</b>			
<b>Phase 3D</b>					
42'	0	\$0.00	\$0.00	\$0.00	\$0.00
52'	55	\$2,149,940.46	\$39,089.83	\$2,839.83	\$3,021.10
62'	39	\$1,570,238.33	\$40,262.52	\$2,925.03	\$3,111.73
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>94</b>	<b>\$3,720,178.80</b>			
<b>Phase 3E</b>					
42'	0	\$0.00	\$0.00	\$0.00	\$0.00
52'	0	\$0.00	\$0.00	\$0.00	\$0.00
62'	0	\$0.00	\$0.00	\$0.00	\$0.00
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	154	\$4,033,288.31	\$26,190.18	\$1,902.69	\$2,024.14
<b>Total</b>	<b>154</b>	<b>\$4,033,288.31</b>			
<b>Phase 5</b>					
42'	69	\$2,616,282.09	\$37,917.13	\$2,754.64	\$2,930.47
52'	34	\$1,329,054.10	\$39,089.83	\$2,839.83	\$3,021.10
62'	0	\$0.00	\$0.00	\$0.00	\$0.00
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>103</b>	<b>\$3,945,336.20</b>			
<b>Grand Total</b>	<b>867</b>	<b>\$31,515,000.00</b>			

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

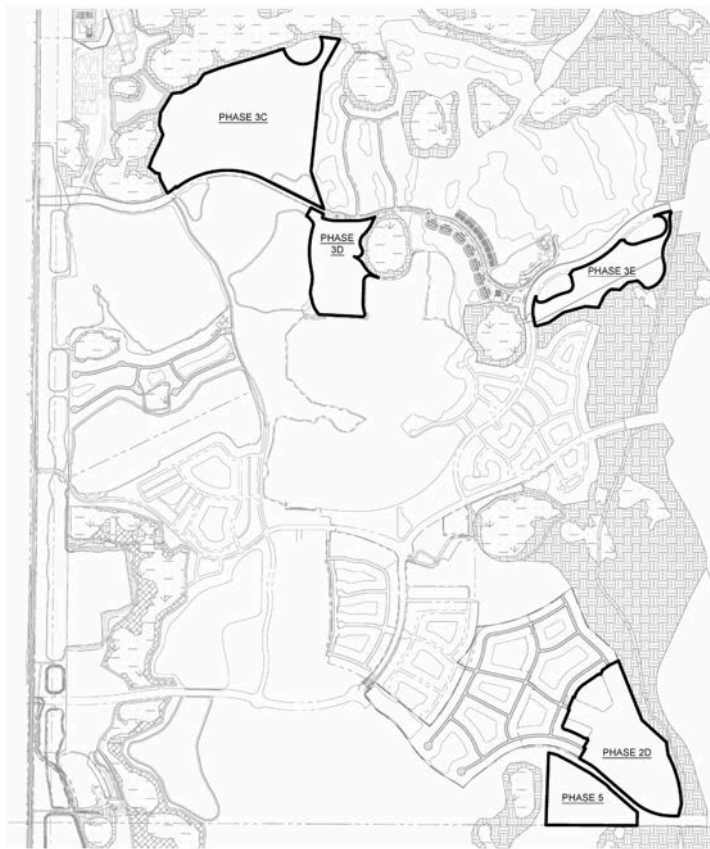
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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 **June 14, 2021 at 1 P.M., at The Hive, 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. 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**



**RESOLUTION 2021-15**

**A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT 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 PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report dated April, 2021, 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 dated May 4, 2021, 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 \$23,801,000.00 (the "Estimated Cost").
- The Assessments will defray approximately \$31,515,000.00, 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.

**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 4th day of May, 2021.

ATTEST:

/S/Craig Wrathell  
Secretary

**BABCOCK RANCH COMMUNITY  
INDEPENDENT SPECIAL DISTRICT**

By: /S/ Bill Vander May  
Its: Chair

**Exhibit A:** Engineer's Report dated April, 2021  
**Exhibit B:** Master Special Assessment Methodology Report dated May 4, 2021



FIRST INSERTION

NOTICE OF ACTION;  
CONSTRUCTIVE SERVICE -  
PROPERTY  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF THE STATE OF FLORIDA, IN  
AND FOR CHARLOTTE COUNTY,  
CIVIL DIVISION

**CASE NO.: 2021-CA-000290**  
**VERO ATLANTIC 2, LLC,**  
**Plaintiff, vs.**  
**MICHAEL ANDREW SMITH, et al.,**  
**Defendants.**

TO: Carol J. Brinkman, 949 Edgewood Ave, La Grange, IL 60525  
Christopher Torunski, 1232 Sedeena Circle South, Clearwater, FL 33755  
Corinne Carpenter, 1557 Ridge Road, Homewood, IL 60430  
Donna Lee Decker, 518 Spruce Street Port, Charlotte, FL 33952  
Esther Johnson, 5030 N Kedvale Ave, Chicago, IL 60630  
Gloria S. Chapman, 1557 Ridge Road, Homewood, IL 60430  
Jose Constantino Samour, 1591 Bird Road, Coral Gables, FL 33146  
Joseph C. Ashe, Jr., 1005 Hampton Boulevard, Norfolk, VA 23507  
Mary Weitzner, As Trustee Of The Mary Weitzner Revocable Trust Dated June 17, 1992, 742 Flanders P # P, Delray Beach, FL 33484  
Mike Melancon, 137 Robinwood Lane, Pelzer, SC 29669  
Qualid Ben Yedder, 209 Garfield Drive, Sarasota, FL 34236  
Renford Louis Mcgann, 11226 Taft St, Pembroke Pines, FL 33026  
Rosemary Louise Leone, 3135 Crestline Drive, Steubenville, OH 43952  
Unknown Heirs Of La Verne J. Slataske, c/o David Slataskey 32 W 143 Glos Street Wayne, IL 60184  
Warren J. Klopp, 2537 N Lowell Ave Apt 2, Chicago, IL 60639  
Zenrin Belmond, 11330 Heron Bay Blvd Apt 2416, Coral Springs, FL 33076  
Maurice D. Hernaiz, 4339-21st Street Apt 1, St. Petersburg, FL 33714  
John I. Cubitt, Jr., 18 Cherry Tree Lane, Naples, FL 34114  
Sue R. Gentry, 350 Ellis Blvd, Jefferson City, MO 65101  
Estate Of Jack R. Coffey, 4057 Merchants Avenue, Port Charlotte, FL 33948  
Faye Eloise Mcgann, 3774 Inverrary Blvd Apt 305, Lauderhill, FL 33319  
Linda J. Villard, 2005 Mainsail Dr Ste 3, Naples, FL 34114  
Rion C. Coffey A/K/A Rion Coffey, 10564 Sw County Road 769, Arcadia, FL 34269  
Sheila Stechman, 547 Derby Ave, Woodmere, NY 11598  
Unknown Heirs Of Jack R. Coffey, 4057 Merchants Avenue, Port Charlotte, FL 33948  
Vasant D. Shah, 1614 Caledonia Trl, Sugar Land, TX 77479  
Armando Gil, 8323 Sw Freeway, Suite 390, Houston, TX 77074  
Marilyn Karry, 827 Hemlock Dr, Oxford, MI 48370  
Anne Marie Larue, 11608 Baner St, Philadelphia, PA 19116  
Dwayne J. Lawrence, 26 East Street, Middletown, MA 01949  
Efrain Gil, 8323 Sw Freeway, Suite 390, Houston, TX 77074  
Joshua Couillard As Personal Representative Of The Estate Of Jeffrey R. Couillard, Deceased, 119 W Broadway, Farmington, NM 87401  
Roberto Caputo, 216 Woodland Ave,

Cranston, RI 02920  
Harbor Hi-Tech Homes, Inc., 1103 Snively Ave, Winter Haven, FL 33880  
Murlongo Enterprises, Inc., 2850 Nw 106th Avenue, Coral Springs, FL 33065  
N.R.L.L. East, LLC, One Mauchily, Irvine, CA 92618  
National Brothers Realty Group, LLC, 4030 Tamiami Trail, Suite E Port Charlotte, FL 33952  
Performance Resources, LLC, 871 Coronado Center Dr Ste 200 Henderson, NV 89052  
Riverwood Community Development District, 5726 Corporation Circle Fort Myers, FL 33905  
Alberto R. Escudero, 70 Kings Ct Cond Prilla Apt 3c Condado Santuree, PR 00911  
Alvira Hall, 151 Parkdall Avenue, Apt 510 Ottawa Ontario Canada 51Y 4V8, CN 88888  
Esteban Pardo Martinez, MN 30 Paseo Del Monte Monteclaro Baymon, PR 00961  
Gordon Atkins As Trustee Of The Gordon Atkins Trust Dated May 18, 2006, 199 Marine Drive Saldean Brighton BN2 8DA, GB 99999  
Laurie Garcia De Pardo, MN 30 Paseo Del Monte Monteclaro Baymon, PR 00961  
Michael Andrew Smith, 25 Talybont Bean Butler Wa6036 Australia, Australia  
Naomi Waita, 53 Upminster Way Ottawa Ontario K2J 5H1, Canada  
Olive Johnson, 151 Parkdall Avenue, Apt 510 Ottawa Ontario Canada 51Y 4V8, CN 88888  
Pierre Aubry, 15 Rue De La Pologne 54300 Luneville, France  
Vanessa Mary Pegg, 25 Talybont Bean Butler Wa6036 Australia, Australia  
Werner Gerber, 3216a Weston Road North York Ontario Canada M9M 2T7, CN 88888

YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:  
Lot 22, Block 3757, PORT CHARLOTTE SUBDIVISION, SECTION 65, according to the plat thereof, recorded in Plat Book 6, Pages 3A thru 3P, of the Public Records of Charlotte County, Florida. Parcel ID: 412012333015  
And;  
Lot 18, Block 2107, PORT CHARLOTTE SUBDIVISION, SECTION 25, according to the plat thereof, recorded in Plat Book 5, Pages 18A thru 18C, of the Public Records of Charlotte County, Florida. Parcel ID: 402227286018  
And;  
Lot 33, Block 3704, PORT CHARLOTTE SUBDIVISION, SECTION 63, according to the plat thereof, recorded in Plat Book 5, Pages 77A thru 77G, of the Public Records of Charlotte County, Florida. Parcel ID: 412001328002  
And;  
Lot 16, Block 59, PORT CHARLOTTE SUBDIVISION, SECTION 5, according to the plat thereof, recorded in Plat Book 4, Pages 1A thru 1F, of the Public Records of Charlotte County, Florida. Parcel ID: 402221231017  
And;  
Lot 7, Block 5054, PORT CHARLOTTE SUBDIVISION, SECTION 95, according to the plat thereof, recorded in Plat Book 10, Pages 1A thru 1Z33, of the Public Records of Charlotte County, Florida. Parcel ID: 412107185003  
And;  
Lot 12, Block 26, ROTONDA LAKES, according to the plat thereof, recorded in Plat Book 8, Pages 22A thru 22Z3, of the Public Records of Charlotte County, Florida. Parcel ID: 412117129005  
And;  
Lots 3 and 4, Block E, PEACE RIVER SHORES, UNIT 7, according to the plat thereof, recorded in Plat Book 4, Pages 7A thru 7B, of the Public Records of Charlotte County, Florida. Parcel ID: 402301428003  
And;  
Lot 1, Block 496, PORT CHARLOTTE SUBDIVISION, SECTION 9, according to the plat thereof, recorded in Plat Book 4, Pages 19A thru 19D, of the Public Records of Charlotte County, Florida. Parcel ID: 402223411001  
And;  
Lot 12, Block 98, PORT CHARLOTTE SUBDIVISION, SECTION 10, according to the plat thereof, recorded in Plat Book 4, Pages 20A thru 20N, of the Public Records of Charlotte County, Florida. Parcel ID: 402221452010  
And;  
Lot 13, Block 5136, PORT CHARLOTTE SUBDIVISION, SECTION 58, according to the plat thereof, recorded in Plat Book 10, Pages 1A thru 1Z33, of the Public Records of Charlotte County, Florida. Parcel ID: 412108177009  
And;  
Lots 3, 4, 5 and 6 Block 263, HARBOUR HEIGHTS SUBDIVISION, SECTION 10, Part 1 according to the plat thereof, recorded in Plat Book 4, Pages 42A thru 42D, of the Public Records of Charlotte County, Florida. Parcel ID: 402316288005  
And;  
Lot 9, Block 3671, PORT CHARLOTTE SUBDIVISION, SECTION 65, according to the plat thereof, recorded in Plat Book 6, Pages 3A thru 3P, of the Public Records of Charlotte County, Florida. Parcel ID: 412012352023  
And;  
Lot 25, Block 3596, PORT CHARLOTTE SUBDIVISION, SECTION 62, according to the plat thereof, recorded in Plat Book 5, Pages 76A thru 76E, of the Public Records of Charlotte County, Florida. Parcel ID: 412002203016  
And;  
Lot 6, Block 27, ROTONDA LAKES, according to the plat thereof, recorded in Plat Book 8, Pages 22A thru 22Z3, of the Public Records of Charlotte County, Florida. Parcel ID: 412117155005  
And;  
Lot 19, Block 5124, PORT CHARLOTTE SUBDIVISION, SECTION 95, according to the plat thereof, recorded in Plat Book 10, Pages 1A thru 1Z33, of the Public Records of Charlotte County, Florida. Parcel ID: 412108204004  
And;  
Lot 3, Block 7, PEACE RIVER SHORES, UNIT 10, according to the plat thereof, recorded in Plat Book 7, Pages 43A thru 43D, of the Public Records of Charlotte County, Florida. Parcel ID: 402301179007  
And;  
Lots 13 and 14, Block 24, HARBOUR HEIGHTS SUBDIVISION, SECTION 8, according to the plat thereof, recorded in Plat Book 3, Pages 84A thru 84B, of the Public Records of Charlotte County, Florida. Parcel ID: 402221130004  
And;  
Lot 14, Block 179, PORT CHARLOTTE SUBDIVISION, SECTION 8, according to the plat thereof, recorded in Plat Book 4, Pages 16A thru 16Y and 16Z1 thru 16Z7, of the Public Records of Charlotte County, Florida. Parcel ID: 402220456007  
And;  
Lot 5, Block 125, PORT CHARLOTTE SUBDIVISION, SECTION 10, according to the plat thereof, recorded in Plat Book 4, Pages 20A thru 20N, of the Public Records of Charlotte County, Florida. Parcel ID: 402221179011  
And;  
Lot 2, Block 3826, PORT CHARLOTTE SUBDIVISION, SECTION 72, according to the plat thereof, recorded in Plat Book 6, Pages 28A thru 28H, of the Public Records of Charlotte County, Florida. Parcel ID: 412106154024  
And;  
Lots 7 and 8, Block 489, PORT CHARLOTTE SUBDIVISION, SECTION 9, according to the plat thereof, recorded in Plat Book 4, Pages 19A thru 19D, of the Public Records of Charlotte County, Florida. Parcel ID: 402223376006  
And;  
Lots 31 and 32, Block 46, HARBOUR HEIGHTS SUBDIVISION, SECTION 2, according to the plat thereof, recorded in Plat Book 3, Pages 22A thru 22D, of the Public Records of Charlotte County, Florida. Parcel ID: 402315456010  
And;  
Lot 10, Block 1376, PORT CHARLOTTE SUBDIVISION, SECTION 13, according to the plat thereof, recorded in Plat Book 5, Pages 2A thru 2G, of the Public Records of Charlotte County, Florida. Parcel ID: 402224429006  
And;  
Lot 8, Block J, PEACE RIVER SHORES SUBDIVISION, UNIT 8, according to the plat thereof, recorded in Plat Book 7, Pages 39A thru 39B, of the Public Records of Charlotte County, Florida. Parcel ID: 402301278008  
And;  
Lot 16, Block 3806, PORT CHARLOTTE SUBDIVISION, SECTION 63, according to the

plat thereof, recorded in Plat Book 5, Pages 77A thru 77G, of the Public Records of Charlotte County, Florida. Parcel ID: 412001279007  
And;  
Lot 21, Block 156, PORT CHARLOTTE SUBDIVISION, SECTION 8, according to the plat thereof, recorded in Plat Book 4, Pages 16A thru 16Y and 16Z1 thru 16Z7, of the Public Records of Charlotte County, Florida. Parcel ID: 402220279002  
And;  
Lot 17, Block 1277, PORT CHARLOTTE SUBDIVISION, SECTION 13, according to the plat thereof, recorded in Plat Book 5, Pages 2A thru 2G, of the Public Records of Charlotte County, Florida. Parcel ID: 402224352029  
And;  
Lot 20, Block 3647, PORT CHARLOTTE SUBDIVISION, SECTION 64, according to the plat thereof, recorded in Plat Book 5, Pages 78A thru 78F, of the Public Records of Charlotte County, Florida. Parcel ID: 412011254013  
And;  
Lot 13, Block 5177, PORT CHARLOTTE SUBDIVISION, SECTION 95, according to the plat thereof, recorded in Plat Book 10, Pages 1A thru 1Z33, of the Public Records of Charlotte County, Florida. Parcel ID: 412107429007  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 224 Datura St, Suite 515, West Palm Beach, FL 33401, on or before June 18th, 2021, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
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, Administrative 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 ON 5/13/2021  
Roger D. Eaton  
As Clerk of the Court  
(SEAL) By: R. Boeckman  
DEPUTY CLERK  
Sokolof Remtulla, PLLC  
224 Datura Street, Suite 515  
West Palm Beach, FL 33401  
OSokolof@floridalitlaw.com  
SRemtulla@floridalitlaw.com  
pleadings@floridalitlaw.com  
Telephone: 561-507-5252  
Counsel for Plaintiff  
May 21, 28; June 4, 11, 2021  
21-00438T

**PUBLIC NOTICES NEED TO BE NOTICED**  
FLORIDAPUBLICNOTICES.COM

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The informed find public notices in newspapers. Don't place them inside government-run websites where they can be hidden and manipulated. Keep public notices front and center, in print, where they can be accessed and referenced.

**DON'T LET FLORIDA LAWMAKERS REMOVE YOUR RIGHT TO KNOW!**  
Call your legislators and voice your opinion today.

FLORIDA PUBLIC NOTICES  
Business Observer

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**WHAT ARE THEY TRYING TO HIDE?**

**KEEP PUBLIC NOTICES IN PUBLIC.**

Public notices inform citizens of the changes that affect them and their community. Some state and local officials want to move these notices from newspapers to government-run websites, where they may not be easily accessed.

**URGE FLORIDA LAWMAKERS TO OPPOSE HB 35 AND SB 402**  
These bills seek to eliminate the newspaper requirement for public notice and allow local governments to post notices on publicly accessible government websites and government access channels.

**DON'T LET FLORIDA LAWMAKERS REMOVE YOUR RIGHT TO KNOW!**  
Call your legislators and voice your opinion today.

FLORIDA PUBLIC NOTICES  
Business Observer



FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION

**CASE NO.: 08-2021-CA-000314**  
**VERO ATLANTIC 2, LLC,**  
**Plaintiff, vs.**  
**DENNIS CLOAKE, et al.,**  
**Defendants.**

TO: SILENT PARTNER, LLC, 19740 GOVERNORS HIGHWAY, SUITE 116 FLOSSMOOR, IL 60422  
DHARAM R. HITLALL, 1225 HELDERBERG AVENUE SCHENECTADY, NY 12306  
HARRY HURST, 485 GRAMATAN AVE APT 4K MOUNT VERNON, NY 10552  
SANDOKAN HURST, 840 WESLEY CIRCLE APT 312 APOPKA, FL 32703  
DENNIS EVANS, 17846 CLARKE ROAD PINEY POINT, MD 20674  
DOROTHY M. LEMBO, 8880 W. TROPICANA AVE LAS VEGAS, NV 89147  
MICHAEL W. LEMBO, 401 CACTUS BLOOM LANE LAS VEGAS, NV 89107  
WILLIAMS PAUL, 40 BRITTANY LANE NAUGATUCK, CT 06770  
GLORIA RANIERI, 6027 PARKWALK DR BOYNTON BEACH, FL 33472  
RALPH G. RANIERI, 607 MAPLE ST CLEARWATER, FL 33755  
BEN F. GILBERT, 912 CHURCH ST NORTH SYRACUSE, NY 13212  
JEAN M. OHALEK, 35 WEST 7TH STREET BAYONE, NJ 07002  
JOSEPH S. OHALEK, 35 WEST 7TH STREET BAYONE, NJ 07002  
PREMA ASSOCIATES, INC., C/O NEW YORK BUSINESS ADVISORY & CORPORATE SERVICES 1317 EDGEWATER DRIVE, SUITE 536 ORLANDO, FL 32804  
BONNIE L. MYERS, 434 VALHALLA LANE MURRELS INLET, SC 29576  
JEAN M. SPAGNOLO, 41 HOOKER AVE APT 1 POUGHKEEPSIE, NY 12601  
JOHN A. SPAGNOLO, 93 DEER RIDGE DRIVE STAATSBURG, NY 12580  
U.S. ASSET MANAGEMENT, LLC, 9151 EQUUS CIRCLE BOYNTON BEACH, FL 33472  
NANCY PATRICIA PEREZ, 5733 NW 11TH PLACE DORAL, FL 33178  
LINDA C. COPPOLA, 2504 STONEYBROOK LN DREXEL HILL, PA 19026  
FLORENCE V. BARCZEWSKI, 2 MAIN AVENUE WILMINGTON, DE 19804  
WALTER BARCZEWSKI, 2 MAIN AVENUE WILMINGTON, DE 19804  
HENRY P. GIERSZ, 4316 BRIDGEVIEW AVENUE, NEWBURGH HEIGHTS, OH 44105-3124  
PHYLLIS J. GIERSZ, 4316 BRIDGEVIEW AVENUE, NEWBURGH HEIGHTS, OH 44105-3124  
DAVID CALLE, 6340 NW 114TH AVE APT 106 DORAL, FL 33178  
CHRISTOPHER B. JOHNSON, 225 W 4TH STREET APT. B COVINGTON, KY 41011  
HOME MASTERS CONSTRUCTION

CORP., INC., 1395 BAYSHORE DR. ENGLEWOOD, FL 34223  
LIBERTY SAVINGS BANK, F.S.B., 2251 ROMBACH AVE WILMINGTON, OH 45177  
RATTAN DAS, 128 SOUTH HILLSIDE AVENUE NESCONSET, NY 11767  
LILLA DENARO, 73 PORTER STREET MALDEN, MA 02148  
JAMES AVELLINO, 224 CUSHMAN RD ROCHESTER, MA 02770  
NANCY HAUN, 75 CENTRAL AVENUE HYDE PARK, MA 02136  
KIM MARTIN PASTRICK, 8272 SLATON RANCH ROAD FLAGSTAFF, AZ 86004  
PETER C. GAMBATESE, 311 REDWOOD AVENUE PATERSON, NJ 07522  
ROBERT M. WALSH, AS TRUSTEE OF THE ROBERT WALSH TRUST REVOCABLE FAMILY TRUST U/A DATED APRIL 13, 2005, 2219 MICHIGAN ST BELLINGHAM, WA 98229  
CHARLES H. SMITH, JR., 2436 STAGE COACH RD FARMVILLE, VA 23901  
JOSEPH S. MARINO, 835 WEST BAY DRIVE WEST ISLIP, NY 11795  
TINA M. GORGONE MARINO, 835 WEST BAY DRIVE WEST ISLIP, NY 11795  
DENNIS CLOAKE, 22 HARGROVE LANE TORONTO ONTARIO CANADA 28W 4T8, CN 88888  
SANDRA CLOAKE, 22 HARGROVE LANE TORONTO ONTARIO CANADA 28W 4T8, CN 88888  
DUILIO ZANIOLO, 27053-28 AVENUE ALDERGROVE, BC V5J 2M5, CN 88888  
SHIRLEY ZANIOLO, 27053-28 AVENUE ALDERGROVE, BC V5J 2M5, CN 88888  
SUSAN ARMSTRONG, 37 HEATHCLIFF SQUARE BRAMPTON ONTARIO L6S 5R6, CANADA  
MICHAEL SHEA, 96 FULLERS WAY SOUTH CHESSINGTON SURREY KT9 1HF, UNITED KINGDOM  
UNKNOWN HEIRS OF CHRISTINE HEATHCOTE, 99 HULL STREET MISSISSAUGA ONTARIO CANADA L4T1C9, CN 88888  
ESTATE OF CHRISTINE HEATHCOTE, 99 HULL STREET MISSISSAUGA ONTARIO L4T1C9, CANADA  
HENRIETTE ABEDRABBO, AVENIDA COLON 408 TEGUCIGALPA HONDURAS, HONDURAS  
RAUL ABEDRABBO, AVENIDA COLON 408 TEGUCIGALPA HONDURAS, HONDURAS  
FRANCISCO CORONEL, CARLOS GUARDERAS 248-25 Y ANIBAL PAEZ QUITO, ECUADOR  
FERNANDO CORNEL, CARLOS GUARDERAS 248-25 Y ANIBAL PAEZ QUITO, ECUADOR  
ALONSO PORRAS ROIZ, N 104 A CHINANDEGA NICARAGUA, NICARAGUA  
ZELDA DIAZ DE PORRAS, N 104 A CHINANDEGA NICARAGUA, NICARAGUA  
YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida:  
Lot 11, Block 2981, PORT

CHARLOTTE SUBDIVISION, SECTION 59, according to the plat thereof, recorded in Plat Book 5, Pages 73A thru 73F, of the Public Records of Charlotte County, Florida.  
And;  
Lot 12, Block 1959, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A thru 74K, of the Public Records of Charlotte County, Florida.  
And;  
Lot 14, Block 2964, PORT CHARLOTTE SUBDIVISION, SECTION 59, according to the plat thereof, recorded in Plat Book 5, Pages 73A thru 73F, of the Public Records of Charlotte County, Florida.  
And;  
Lot 15, Block 1950, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A thru 74K, of the Public Records of Charlotte County, Florida.  
And;  
Lot 15, Block 2545, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 18, Block 2724, PORT CHARLOTTE SUBDIVISION, SECTION 31, according to the plat thereof, recorded in Plat Book 5, Pages 26A thru 26F, of the Public Records of Charlotte County, Florida.  
And;  
Lot 18, Block 2738, PORT CHARLOTTE SUBDIVISION, SECTION 31, according to the plat thereof, recorded in Plat Book 5, Pages 26A thru 26F, of the Public Records of Charlotte County, Florida.  
And;  
Lot 2, Block 1961, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A thru 74K, of the Public Records of Charlotte County, Florida.  
And;  
Lot 2, Block 2568, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 20, Block 2548, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 20, Block 2960, PORT

CHARLOTTE SUBDIVISION, SECTION 59, according to the plat thereof, recorded in Plat Book 5, Pages 73A thru 73F, of the Public Records of Charlotte County, Florida.  
And;  
Lot 24, Block 1987, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A thru 74K, of the Public Records of Charlotte County, Florida.  
And;  
Lot 24, Block 2615, PORT CHARLOTTE SUBDIVISION, SECTION 48, according to the plat thereof, recorded in Plat Book 5, Pages 62A thru 62E, of the Public Records of Charlotte County, Florida.  
And;  
Lot 25, Block 2726, PORT CHARLOTTE SUBDIVISION, SECTION 31, according to the plat thereof, recorded in Plat Book 5, Pages 26A thru 26F, of the Public Records of Charlotte County, Florida.  
And;  
Lot 25, Block 625, PORT CHARLOTTE SUBDIVISION, SECTION 41, according to the plat thereof, recorded in Plat Book 5, Pages 51A thru 51K, of the Public Records of Charlotte County, Florida.  
And;  
Lot 26, Block 2565, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 27, Block 1956, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A thru 74K, of the Public Records of Charlotte County, Florida.  
And;  
Lot 27, Block 2556, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 31, Block 2629, PORT CHARLOTTE SUBDIVISION, SECTION 48, according to the plat thereof, recorded in Plat Book 5, Pages 62A thru 62E, of the Public Records of Charlotte County, Florida.  
And;  
Lot 32, Block 2603, PORT

CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 33, Block 2606, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
ot 34, Block 2572, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 4, Block 2597, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 6, Block 2624, PORT CHARLOTTE SUBDIVISION, SECTION 48, according to the plat thereof, recorded in Plat Book 5, Pages 62A thru 62E, of the Public Records of Charlotte County, Florida.  
And;  
Lot 7, Block 611, PORT CHARLOTTE SUBDIVISION, SECTION 31, according to the plat thereof, recorded in Plat Book 5, Pages 26A thru 26F, of the Public Records of Charlotte County, Florida.  
And;  
Lots 17 and 18, Block 2945, PORT CHARLOTTE SUBDIVISION, SECTION 59, according to the plat thereof, recorded in Plat Book 5, Pages 73A thru 73F, of the Public Records of Charlotte County, Florida.  
And;  
Lot 13, Block 2663, PORT CHARLOTTE SUBDIVISION, SECTION 48, according to the plat thereof, recorded in Plat Book 5, Pages 62A thru 62E, of the Public Records of Charlotte County, Florida.  
And;  
Lot 16, Block 2682, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 5, Block 636, PORT CHAR-

LOTTE SUBDIVISION, SECTION 41, according to the plat thereof, recorded in Plat Book 5, Pages 51A thru 51K, of the Public Records of Charlotte County, Florida.  
And;  
Lot 8, Block 2676, PORT CHARLOTTE SUBDIVISION, SECTION 48, according to the plat thereof, recorded in Plat Book 5, Pages 62A thru 62E, of the Public Records of Charlotte County, Florida.  
And;  
Lot 5, Block 3080, PORT CHARLOTTE SUBDIVISION, SECTION 57, according to the plat thereof, recorded in Plat Book 5, Pages 71A thru 71C, of the Public Records of Charlotte County, Florida.  
And;  
Lot 5, Block 2547, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.  
And;  
Lot 12, Block 3072, PORT CHARLOTTE SUBDIVISION, SECTION 57, according to the plat thereof, recorded in Plat Book 5, Pages 71A thru 71C, of the Public Records of Charlotte County, Florida.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 224 Datura St, Suite 515, West Palm Beach, FL 33401, on or before June 22nd, 2021, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
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, Administrative 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 ON May 17th, 2021.  
Roger D. Eaton,  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: R. Boeckman  
DEPUTY CLERK  
SOKOLOF REMTULLA, PLLC  
224 Datura Street, Suite 515  
West Palm Beach, Florida 33401  
Telephone: 561-507-5252/  
Facsimile: 561-342-4842  
E-mail: pleadings@floridalitlaw.com  
Counsel for Plaintiff  
May 21, 28; June 4, 11, 2021  
21-00444T

FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL ACTION  
**Case No. 21 0241 CA**  
**STEVEN and HOLLY KIRBY, Husband and Wife, Plaintiffs, vs. MARJORIE L. MILLER and CERTMAX, LLC.**  
**Defendants.**  
To MARJORIE L. MILLER  
2 Whittle Street  
Mystic, Ct 06355  
any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Marjorie L. Miller, who is dead or not know to be dead or alive, or otherwise as the case may be.  
YOU ARE NOTIFIED that an action to Partition to the following property has been filed in Charlotte County, Florida:  
Parcel ID # 412116309005  
Lot 6 Block 4240 of PORT CHARLOTTE SUBDIVISION, SECTION 58, a Subdivision according to the plat thereof, as recorded in Plat Book 5, Pages 72A of the Public Records of Charlotte County Florida.  
Property Address is: 14093 Chesswood Lane, Port Charlotte FL 33981  
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before June 23rd, 2021 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
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, Administrative 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 May 18th, 2021.  
Roger D. Eaton  
As Clerk of the Court  
(SEAL) By R. Boeckman  
As Deputy Clerk  
Paul A. Ryan,  
the plaintiff's attorney  
25073 Marion Avenue  
Punta Gorda, Florida 33950  
May 21, 28; June 4, 11, 2021  
21-00454T

NOTICE OF ACTION  
CONSTRUCTIVE SERVICE - PROPERTY  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 2021-000090-CA**  
**NEW VISTA PROPERTIES, INC., a Florida corporation, Plaintiff, vs. URI SAATI; NAEEM BREBNOR; LAUREN GRANT; PAULINE FELDER PARKER a/k/a PAULINE F. PARKER; TYRONE PARKER a/k/a T. PARKER; CURLINE N. JACKSON; JORGE LOPEZ; ROSA LOPEZ; JOSE D. NETO; J. PHILIPPE BOUCICAUNT; ROSE M. BOUCICAUNT; MARIANNE L. DIBERARDINO; AMERICAN ESTATE AND TRUST, CUSTODIAN FOB PHILLIP KIM JOHNSON, IRA; PHILLIP KIM JOHNSON; INSIDER'S CASH, LLC, a foreign limited liability company; and DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against him, and all other parties claiming by, through, under or against the foregoing Defendant, and all parties having or claiming to have any right, title, or interest in the property herein described, Defendants.**  
TO: URI SAATI, LAUREN GRANT, CURLINE N. JACKSON and JOSE D. NETO, if alive, and if dead, unknown widows, widowers, heirs, devisees, grantees, and all other persons claiming by, through, under or against her, and all other parties claiming by, through, under or against the foregoing Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described, and ALL OTHERS WHOM IT MAY CON-

CERN:  
YOU ARE HEREBY NOTIFIED that an action to foreclosure on the following described properties in Charlotte County, Florida:  
Parcel 1  
Lot 6, Block 277, PORT CHARLOTTE SUBDIVISION, Section 8, according to the plat thereof, as recorded in Plat Book 43, Pages 16, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 3052 Tamarind Street, Placida, Florida 33946  
Parcel 2  
Lot 12, Block 1052, PORT CHARLOTTE SUBDIVISION, Section 14, according to the plat thereof, as recorded in Plat Book 5, Page 3, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 18182 Harkins Avenue, Port Charlotte, Florida 33954  
Parcel 3  
Lot 4, Block 2009, PORT CHARLOTTE SUBDIVISION, Section 24, according to the plat thereof, as recorded in Plat Book 5, Page 16, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 14324 Tugwell Avenue, Port Charlotte, Florida 33953  
Parcel 4  
Lot 2, Block 2038, PORT CHARLOTTE SUBDIVISION, Section 24, according to the plat thereof, as recorded in Plat Book 5, Page 16, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 14274 Rice Avenue, Port Charlotte, Florida 33953  
Parcel 5  
Lot 4, Block 2052, PORT CHARLOTTE SUBDIVISION,

Section 24, according to the plat thereof, as recorded in Plat Book 5, Page 16, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 14034 Rider Avenue, Port Charlotte, Florida 33953  
Parcel 6  
Lot 5, Block 2052, PORT CHARLOTTE SUBDIVISION, Section 24, according to the plat thereof, as recorded in Plat Book 5, Page 16, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 14042 Rider Avenue, Port Charlotte, Florida 33953  
Parcel 7  
Lot 13, Block 2061, PORT CHARLOTTE SUBDIVISION, Section 24, according to the plat thereof, as recorded in Plat Book 5, Page 16, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 13951 Dunlap Avenue, Port Charlotte, Florida 33953  
Parcel 8  
Lot 13, Block 2903, PORT CHARLOTTE SUBDIVISION, Section 49, according to the plat thereof, as recorded in Plat Book 5, Page 63, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 1491 Jacobs Street, Port Charlotte, Florida 33953  
Parcel 9  
Lot 11, Block 180, PORT CHARLOTTE SUBDIVISION, Section 8, according to the plat thereof, as recorded in Plat Book 4, Page 16, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 19374 Edgewater Drive, Port Charlotte, Florida 33948

Parcel 10  
Lot 1, Block 409, PORT CHARLOTTE SUBDIVISION, Section 23, according to the plat thereof, as recorded in Plat Book 5, Pages 14-A thru 14-E, inclusive, of the Public Records of Charlotte County, Florida  
Commonly Known As: 1090 Windsor Terrace, Port Charlotte, Florida 33948  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Albert J. Tiseo, Jr., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.  
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, Administrative 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.  
WITNESS my hand and seal of this Court May 18th, 2021.  
ROGER D. EATON,  
CLERK OF THE COURT  
(SEAL) By: R. Boeckman  
Deputy Clerk  
Goldman, Tiseo & Sturges, P.A.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
941-625-6666  
941-625-0660 (Facsimile)  
May 21, 28; June 4, 11, 2021  
21-00458T

  
**SAVE TIME**  
E-mail your Legal Notice  
legal@businessobserverfl.com  
M/017

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SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -- PROPERTY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION

CASE NO.: 2021-CA-000312 VERO ATLANTIC 2, LLC, Plaintiff, vs. ROYAL INVESTMENT ENTERPRISES, CORP., et al., Defendants.

thereof, recorded in Plat Book 5, Pages 14A thru 14E, of the Public Records of Charlotte County, Florida. Parcel ID: 402220204001

corded in Plat Book 5, Pages 55A thru 55D, of the Public Records of Charlotte County, Florida. Parcel ID: 412303252006

TION 14, according to the plat thereof, recorded in Plat Book 5, Pages 3A thru 3E, of the Public Records of Charlotte County, Florida. Parcel ID: 402206257019

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION

CASE NO. 08-2020-CA-000185 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. GWEN M. BUCHHOLZ A/K/A GWEN MARIE DERWIN A/K/A GWEN MARIE GILLET A/K/A GWENDOLYN MARIE GILLET, et al., Defendants.

PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 14A THROUGH 14C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

SECOND INSERTION

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

YVETTE D. BRICKETTO, Plaintiff, vs. NEPTUNE DEHINDE TECHNIK (U.S.A.) INC., a Florida corporation, and ALL UNKNOWN INDIVIDUALS AND ENTITIES CLAIMING TITLE THROUGH DEFENDANT, NEPTUNE DEHINDE TECHNIK (U.S.A.) INC., a Florida corporation, Defendants.

has been filed against you, and you are required to serve a copy of your answer or pleading to said Complaint on Plaintiff's attorney of record, Walter E. Smith, Esquire, 757 Arlington Avenue North, St. Petersburg, FL 33701, and file the original answer or pleading in the Office of The Clerk of the Circuit Court, Charlotte County Courthouse, 350 E. Marion Avenue, Punta Gorda, Florida 33950

SECOND INSERTION

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

Division: Probate IN RE: ESTATE OF DOUGLAS C. CURTIS Deceased. The administration of the estate of Douglas C. Curtis, deceased, whose date of death was January 8, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950.

SECOND INSERTION

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

Division: Probate IN RE: ESTATE OF CHARLES W. COULTER Deceased. The administration of the estate of Charles W. Coulter, deceased, whose date of death was April 7, 2021, 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.

SECOND INSERTION

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

File No. 21-CP-000501 IN RE: ESTATE OF SANDRA JEAN FURMAN A/K/A SANDRA J. FURMAN Deceased.

SECOND INSERTION

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

File No. 21-0455-CP Division Probate IN RE: ESTATE OF CHRISTY E. REED Deceased. The administration of the estate of Christy E. Reed, deceased, whose date of death was January 6, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950.

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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PERSON GIVING NOTICE Kevin Bassler 1950 Roswell Road, #13A2 Marietta, Georgia 30068