

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File Number 2022 CP 000156
IN RE: ESTATE OF
BETTY P. RIEGER,
Deceased.

The administration of the ESTATE OF BETTY P. RIEGER, deceased, whose date of death was May 16, 2021, is pending in the Circuit for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 the first publication of this Notice is March 4, 2022.

Personal Representative:
OLD NATIONAL WEALTH MANAGEMENT
By: /s/ Maria A Viterisi
MARIA A. VITERISI
Vice President
2801 E. Buick Cadillac Blvd.
Bloomington, Indiana 47401
Attorney for Personal Representative:
/s/ Richard R Gans
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
6842234.32030
March 4, 11, 2022 22-00334M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP000260
IN RE ESTATE OF:
JOHN DRAPER AKA
JOHN DAVID DRAPER,
Deceased.

The administration of the estate of JOHN DRAPER AKA JOHN DAVID DRAPER, deceased, whose date of death was October 16, 2021; File Number 2022CP000260, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 PERIOD 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: March 4, 2022.

Personal Representative:
John Draper, Jr.
JOHN DRAPER, JR.
Personal Representative
4100 24th Street West
Bradenton, FL 34205
/s/ David C. Agee
David C. Agee
Attorney for Personal Representative
Florida Bar No. 0695343
Reid & Agee, PLLC
3633 26th Street West
Bradenton, FL 34205
Telephone: 941-756-8791
Email: info@reidagee.com
Secondary Email:
legalassistant@reidagee.com
March 4, 11, 2022 22-00317M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP00084AX
Division ES
IN RE: ESTATE OF
MARILYN L. FREEMON,
Deceased.

The administration of the estate of Marilyn L. Freeman, deceased, whose date of death was January 27, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 4, 2022.

Personal Representative:
Katrina A. Freemon-Larry
3021 SR 590, Apt. 103
Clearwater, Florida 33759
Attorney for Personal Representative:
Kit Van Pelt, Attorney
Florida Bar Number: 106754
Griffin & Van Pelt, P.A.
1455 Court Street
Clearwater, FL 33756
Telephone: (727) 449-9800
Fax: (727) 446-2748
E-Mail: kit@lawyergriffin.com
Secondary E-Mail:
kim@lawyergriffin.com
March 4, 11, 2022 22-00327M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP000135AX
IN RE: ESTATE OF
RICHARD JONES BARIBAUT
a/k/a RICHARD J. BARIBAUT
Deceased.

The administration of the estate of Richard Jones Baribault, deceased, whose date of death was May 24, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 4, 2022.

Personal Representative:
/s/ Kathleen Kida
Kathleen Kida
672 Esperia Lane
Myrtle Beach, South Carolina 29572
Attorney for Personal Representative:
/s/ Eric S. Kane
Eric S. Kane, Esquire
E-mail Addresses:
eric@kanelawpl.com
Florida Bar No. 0847941
Eric S. Kane, PL
20900 NE 30th Avenue, Suite 403
Aventura, Florida 33180
Telephone: (305) 937-7280
March 4, 11, 2022 22-00310M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-000364
Division Probate
IN RE: ESTATE OF
EDWARD J. NEUMEYER,
a/k/a EDWARD JEROME
NEUMEYER
Deceased.

The administration of the estate of EDWARD J. NEUMEYER, a/k/a EDWARD JEROME NEUMEYER, deceased, whose date of death was December 23, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 4, 2022.

Personal Representative:
BURDETTE R. PARENT, JR.
c/o Dana Carlson Gentry, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Attorney for Personal Representative:
DANA CARLSON GENTRY, Attorney
Florida Bar Number: 0363911
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748.0100
Fax: (941) 745.2093
E-Mail: dgentry@blalockwalters.com
Secondary E-Mail:
abartirome@blalockwalters.com
Alternate Secondary E-Mail:
alepper@blalockwalters.com
March 4, 11, 2022 22-00305M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File Number 2022 CP 000064
IN RE: ESTATE OF
ROBERT W. CUTLER,
Deceased.

The administration of the ESTATE OF ROBERT W. CUTLER, deceased, whose date of death was December 12, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 the first publication of this Notice is March 4, 2022.

Personal Representative:
JONATHAN WARRINGTON CUTLER
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
JAMES O. FERGESON, JR.
Florida Bar No. 171298
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
jfergeson@fergesonskipper.com
services@fergesonskipper.com
6891233.32189
March 4, 11, 2022 22-00307M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2021-CP-3405
IN RE: ESTATE OF
MARYELLEN VEALS,
Deceased.

The administration of the estate of MARYELLEN VEALS, deceased, whose date of death was September 20, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons 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 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 March 4, 2022.

Personal Representative
Connie Mann
6120 Coral Way,
Bradenton, FL 34207
Attorneys for Petitioner
Lutz, Bobo & Telfair, P.A.
2 N. Tamiami Trail, Suite 500
Sarasota, FL 34236
(941) 951-1800
(941) 366-1603 (fax)
jwhitney@lutzbobotelfair.com
By: Jonathan P. Whitney, Esq.
Florida Bar No. 0014874
March 4, 11, 2022 22-00315M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

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

CASE NO. 21000884CA
U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCIS H. HOATH A/K/A FRANCIS HOATH, DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 15, 2022, and entered in 21000884CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCIS H. HOATH A/K/A FRANCIS HOATH, DECEASED, 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 April 04, 2022, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOT 41, BLOCK 458, PORT CHARLOTTE SUBDIVISION, SECTION 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 PAGES 8A THROUGH 8E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 2323 LAKE SHORE CIR, PORT CHARLOTTE, FL 33952

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 (see website) and return it to jem-bury@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 alter-nate format, please contact Jon Embury, Admin. Svc. Mgr., phone (941) 637-2110, e-mail jembury@ca.cjis20.org
Dated this day of 03/07/2022.
ROGER D. EATON
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk

Submitted by:
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congess Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
21-059752 - MaM
March 11, 18, 2022 22-00246T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2022 CP 367 AX
Division: Probate
IN RE: ESTATE OF
KENNETH T. MITCHELL, JR.
Deceased.

The administration of the estate of Kenneth T. Mitchell, Jr., deceased, whose date of death was January 11, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 4, 2022.

Personal Representative:
Mary E. Mitchell
2 Library Street
Georgetown, Massachusetts 01833
Attorney for
Personal Representative:
William Shaffer, Esq
Attorney for Petitioner
Florida Bar Number: 65952
Knowles, Bouziane & Shaffer PLLC
2812 Manatee Ave. W.
Bradenton, Florida 34205
Telephone: (941) 404-4940
E-Mail: will@bandslaw.com
March 4, 11, 2022 22-00311M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-3817
Twelfth Judicial Circuit
IN RE: ESTATE OF
WILLIAM D. NICHOL,
Deceased.

The administration of the estate of William D. Nichol, deceased, whose date of death was September 19, 2021, and whose social security number is xxx-xx-1245, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 PERIOD 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 March 4, 2022.

Personal Representative:
Robert Nichol
7134 Ponte Vedra Drive
Frisco, TX 75036
Attorney for Personal Representative:
Christopher J. Fowler
(FL Bar #104085)
Attorney for Personal Representative
Primary Email:
cfowler@nhslaw.com
Secondary Email:
tpayne@nhslaw.com
Norton, Hammersley,
Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236
Telephone: (941) 954-4691
March 4, 11, 2022 22-00316M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-000462
Division Probate
IN RE: ESTATE OF
ELIZABETH S. CHUDY, A/K/A
ELIZABETH KATHERINE CHUDY
Deceased.

The administration of the estate of ELIZABETH S. CHUDY, a/k/a ELIZABETH KATHERINE CHUDY, deceased, whose date of death was November 5, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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.

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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 March 4, 2022.

Personal Representative:
DEBRA JOY BAGLINI
c/o Dana Carlson Gentry, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Attorney for Personal Representative:
DANA CARLSON GENTRY, Attorney
Florida Bar Number: 0363911
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748.0100
Fax: (941) 745.2093
E-Mail: dgentry@blalockwalters.com
Secondary E-Mail:
abartirome@blalockwalters.com
Alternate Secondary E-Mail:
alepper@blalockwalters.com
March 4, 11, 2022 22-00304M

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 **April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 Lee County - DiVosta Parcel 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 Lee County - DiVosta Parcel is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Lee County - DiVosta Parcel lands to be improved are located south of the Charlotte/Lee County line and east of State Road 31 in Lee County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as DiVosta Parcel 6) and in the District's *Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel*, dated February 2022, 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 Lee County - DiVosta Parcel ("Improvements") are currently expected to include, but are not limited to, earthwork, mitigation, offsite improvements, stormwater management facilities and landscaping 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 Lee County - DiVosta Parcel is \$27,181,000.

The District intends to impose assessments on benefited lands within the Lee County - DiVosta Parcel in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VI* dated February 24, 2022, 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 respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$40,737,475.46 in debt allocated to the Lee County - DiVosta Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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**
DiVosta Parcel					
34'	264	\$9,259,036.19	\$35,072.11	\$2,969.60	\$3,159.15
50'	460	\$18,759,498.97	\$40,781.52	\$3,453.02	\$3,673.43
64'	276	\$12,718,940.30	\$46,083.12	\$3,901.91	\$4,150.97
	1,000	\$40,737,475.46			

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

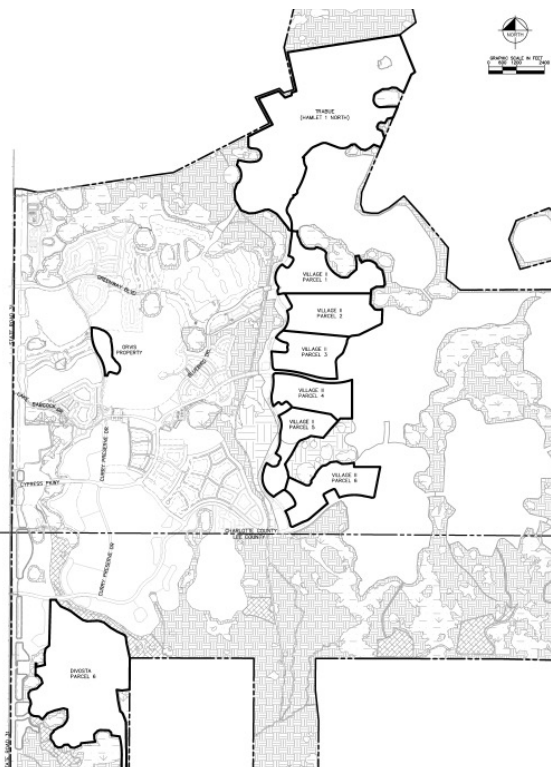
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Lee County tax roll by the Tax Collector. 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, **April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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



March 11, 18, 2022

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 Hotwhatnotz located at 3357 Westlund Terrace, in the County of Charlotte, in the City of Port Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 7th day of March, 2022.

Joseph Vendetti
 March 11, 2022

22-00261T

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 Hotwhatnotz located at 3357 Westlund Terrace, in the County of Charlotte, in the City of Port Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 7th day of March, 2022.

Joseph Vendetti
 March 11, 2022

RESOLUTION 2022-25

[LEE COUNTY - DIVOSTA PARCEL]

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 for the property known as Lee County - DiVosta Parcel (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, 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 to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, 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 Phase VI dated February 24, 2022, 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, 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:

- 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 \$201,320,000.00 (the "Estimated Cost").
- The Assessments will defray approximately \$270,515,000.00, 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 benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, 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.

PASSED AND ADOPTED this 24th day of February, 2022.

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

/S/Craig Wrathell
 Secretary

By: /S/ Bill Vander May
 Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022
Exhibit B: Master Special Assessment Methodology Report for Phase VI dated February 24, 2022

22-00238T

FIRST INSERTION

Notice is hereby given that WILLIAM ROBERT BECK, OWNER, desiring to engage in business under the fictitious name of FULL TILT PRODUCTIONS located at 20225 RENWICK AVE, PORT CHARLOTTE, FLORIDA 33954 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 11, 2022

22-00259T

FIRST INSERTION

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

CIVIL ACTION
 CASE NO. 21000837CC
BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. HENRY H. DIAZ GOMES, et al. Defendants.

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed the 3rd day of March, 2022, and entered in case No. 21000837CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff and HENRY H. DIAZ GOMES a/k/a HENRY H. DIAZ GOMEZ, THE UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CLARA ELENA ROZO RAMIREZ, DECEASED, ANNA MELANIE PASHALIDES, AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS PUNTA DORADA PHASE VI, LLC are the Defendants. That I will sell to the highest and best bidder for cash beginning at 11:00 a.m. at www.charlotte.realestate.com in accordance with Chapter 45, Florida Statutes, on the 6th day of May, 2022 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

Lot 1, Block 882, PUNTA GORDA ISLES, SECTION 21, according to the Plat thereof, as recorded in Plat Book 13, Pages 1-A through 1-Z-21, 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 in accordance with Florida Statutes, Section 45.031 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, 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 this 9th day of March, 2022.
 ROGER D. EATON,
 Clerk of the Circuit Court
 By: B. Lackey (SEAL)
 Deputy Clerk

Plaintiff's Attorney
 Keith H. Hagman, Esq.,
 PAVESE LAW FIRM
 P.O. Box 1507
 Fort Myers, Florida 33902-1507
keithhagman@paveselaw.com
glendahaskell@paveselaw.com
 March 11, 18, 2022 22-00242T

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

LV10161

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-208-CP Division Probate IN RE: ESTATE OF Mildred Soldano, Deceased.

The administration of the estate of Mildred Soldano, deceased, whose date of death was August 25, 2021 is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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.

The date of first publication of this notice is March 11, 2022.

Personal Representative: Michael Rossi

Attorney for Personal Representative: Robert C. Benedict Florida Bar No: 0361150 rbenedict@bigwlaw.com Widekis, Benedict & Bernstson, LLC The BIG W Law Firm 3195 S. Access Road Englewood, FL 34224 (941) 627-1000 Telephone March 11, 18, 2022 22-00257T

FIRST INSERTION

Notice is hereby given that BERNADETTE SERAFINI, LLC, OWNER, desiring to engage in business under the fictitious name of PREMIERE MEDICAL TRAINING HUB located at 5912 ACLA VISTA DR, PUNTA GORDA, FLORIDA 33950 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 11, 2022 22-00260T

OFFICIAL COURTHOUSE WEBSITES: MANATEE COUNTY: manateclerk.com SARASOTA COUNTY: sarasotaclerk.com CHARLOTTE COUNTY: charlotte.realforeclose.com LEE COUNTY: leeclerk.org COLLIER COUNTY: collierclerk.com HILLSBOROUGH COUNTY: hillsclerk.com PASCO COUNTY: pasco.realforeclose.com PINELLAS COUNTY: pinellasclerk.org POLK COUNTY: polkcountyclerk.net ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer logo and branding.

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 April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 Trabue Parcel 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 Trabue Parcel lands to be improved 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 (that portion of the map identified as Trabue Hamlet 1 North) and in the District's Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel, dated February 2022, prepared by Kimley-Horn & Associates ("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 the Trabue Parcel ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping, Trabue neighborhood 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 the Trabue Parcel in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting.

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 assess and collect sufficient revenues to retire no more than \$126,195,319.71 in debt allocated to the Trabue Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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 Trabue Parcel (20', 52', 65', Twin Villa) and a total row.

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

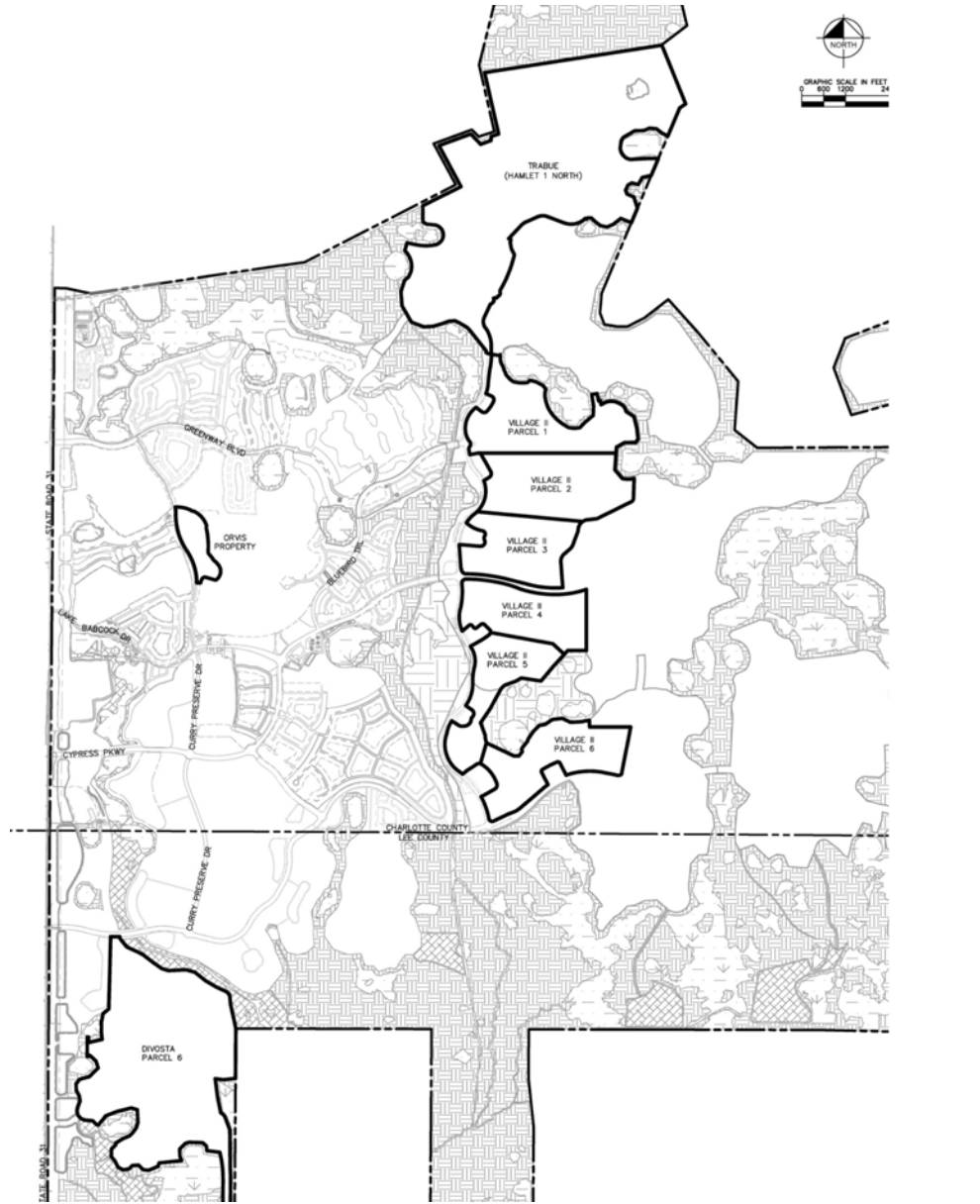
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

Also, April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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.

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



March 11, 18, 2022

RESOLUTION 2022-29

[TRABUE PARCEL]

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 for the property known as the Trabue Parcel (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, 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 to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, 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 Phase VI dated February 24, 2022, 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, 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:

- 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 \$201,320,000.00 (the "Estimated Cost").
4. The Assessments will defray approximately \$270,515,000.00, 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, 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.
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 Lee 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 24th day of February, 2022.

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell Secretary By: /S/ Bill Vander May Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022 Exhibit B: Master Special Assessment Methodology Report for Phase VI dated February 24, 2022

22-00240T

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 **April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 Orvis Parcel 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 Orvis Parcel is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Orvis Parcel lands to be improved 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 (that portion of the map identified as Orvis Property) and in the District's *Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel*, dated February 2022, 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 Orvis Parcel ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping 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 Orvis Parcel is \$6,509,000.

The District intends to impose assessments on benefited lands within the Orvis Parcel in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VI* dated February 24, 2022, 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 respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$6,019,352.28 in debt allocated to the Orvis Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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**
Orvis Parcel					
Coach	180	\$6,019,352.28	\$33,440.85	\$2,831.48	\$3,012.21
	180	\$6,019,352.28			

* 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, **April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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



March 11, 18, 2022

RESOLUTION 2022-27

[ORVIS PARCEL]

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 for the property known as the Orvis Parcel (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, 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 to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, 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 Phase VI dated February 24, 2022, 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, 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:

- 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 \$201,320,000.00 (the "Estimated Cost").
- The Assessments will defray approximately \$270,515,000.00, 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 benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, 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 thereof, 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.

PASSED AND ADOPTED this 24th day of February, 2022.

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

/S/Craig Wrathell Secretary By: /S/ Bill Vander May Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022
Exhibit B: Master Special Assessment Methodology Report for Phase VI dated February 24, 2022

22-00239T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF MEETING

The Governing Board ("Board") of Babcock Ranch Community Independent Special District ("District") will hold a Regular Meeting on March 24, 2022 at 1:00 p.m., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, Punta Gorda, Florida 33982 for purpose of considering any business, which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, <http://www.babcockranchcommunityisd.com>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the 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
 March 11, 2022 22-00258T

Business Observer

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

LV4680

SAVE TIME
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legal@businessobserverfl.com

LV4680

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-000163-CP Division Probate IN RE: ESTATE OF CELESTINE F. WAMPACH, Deceased.

The administration of the estate of Celestine F. Wampach, deceased, whose date of death was September 22, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 11, 2022.

Personal Representative:

Patricia Rae Wittrock 234 Westwind Dr. Placida, FL 33946 Attorney for Personal Representative: Guy S. Emerich, Esq. Florida Bar Number: 126991 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: sziegler@farr.com and probate@farr.com March 11, 18, 2022 22-00252T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA File No. 22000231CP Division Probate IN RE: ESTATE OF GAYLE D. BATES, Deceased.

The administration of the estate of GAYLE D. BATES, deceased, whose date of death was December 28, 2021, file number 22000231CP, 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 representatives 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 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 March 11, 2022.

MICHAEL DUNPHY

215 Central Ave, Unit 4A St. Petersburg, FL 33701 JAMES W. MALLONEE Attorney for Personal Representative Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953-3108 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-mail: jmallonee@jameswmallonee.com Secondary E-mail: jcarter@jameswmallonee.com March 11, 18, 2022 22-00262T

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 April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 Village 2 Parcel 6 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 Village 2 Parcel 6 lands to be improved 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 (that portion of the map identified as Village II Parcel 6) and in the District's Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel, dated February 2022, prepared by Kimley-Horn & Associates ("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 Village 2 Parcel 6 ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping 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 Village 2 Parcel 6 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting.

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 assess and collect sufficient revenues to retire no more than \$17,217,957.53 in debt allocated to Village 2 Parcel 6, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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**

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**

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

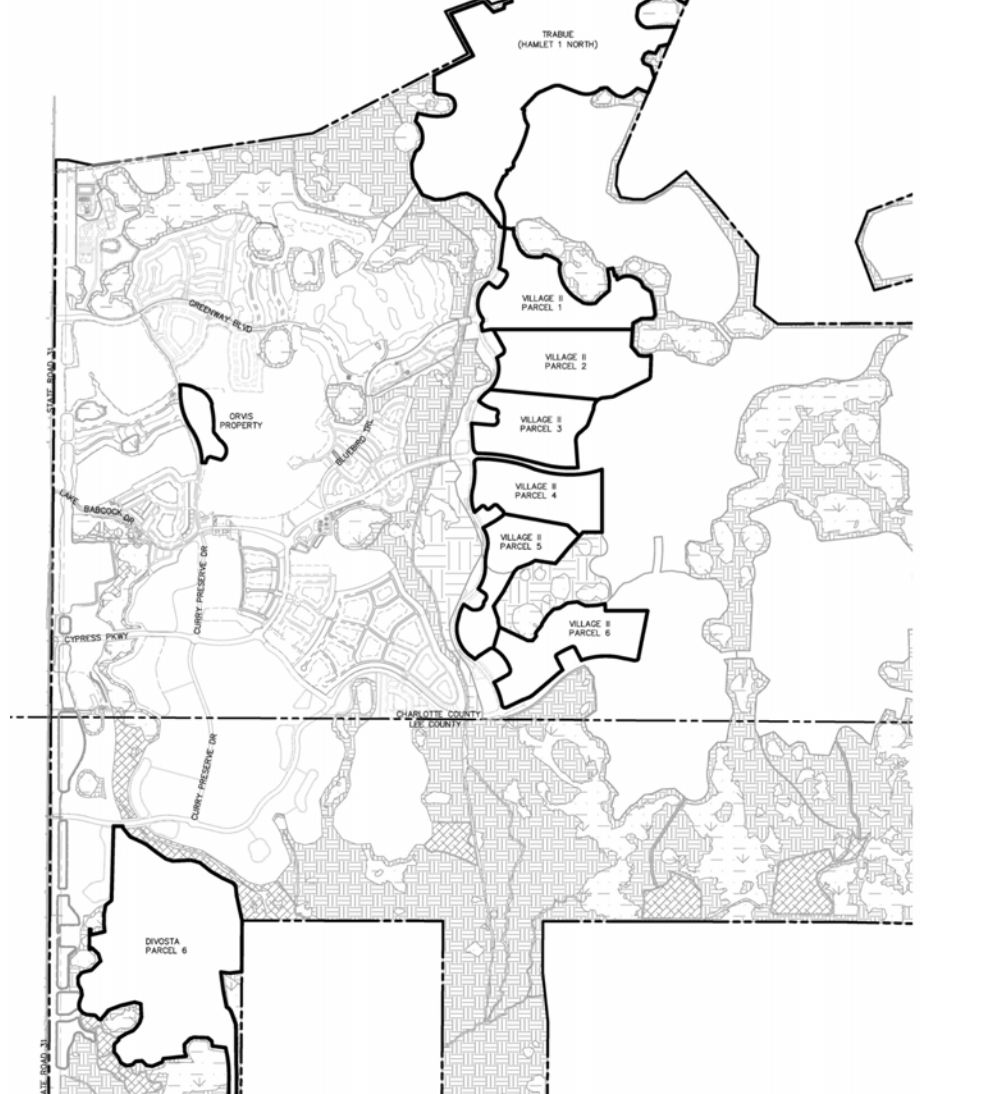
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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, April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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



March 11, 18, 2022

RESOLUTION 2022-23

[VILLAGE 2 PARCEL 6]

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 for the property known as Village 2 Parcel 6 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, 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 to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, 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 Phase VI dated February 24, 2022, 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, 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:

- 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 \$201,320,000.00 (the "Estimated Cost").
4. The Assessments will defray approximately \$270,515,000.00, 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, 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.
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 Lee 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 24th day of February, 2022.

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell Secretary By: /S/ Bill Vander May Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022 Exhibit B: Master Special Assessment Methodology Report for Phase VI dated February 24, 2022

22-00237T

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 April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 Village 2 Parcel 4 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. Village 2 Parcel 4 is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Village 2 Parcel 4 lands to be improved 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 (that portion of the map identified as Village II Parcel 4) and in the District's Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel, dated February 2022, 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 Village 2 Parcel 4 ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping 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 Village 2 Parcel 4 is \$11,346,000.

The District intends to impose assessments on benefited lands within Village 2 Parcel 4 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$15,537,758.93 in debt allocated to Village 2 Parcel 4, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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**
Village 2 Parcel 4					
40'	200	\$7,422,236.55	\$37,111.18	\$3,142.25	\$3,342.82
50'	199	\$8,115,522.38	\$40,781.52	\$3,453.02	\$3,673.43
	399	\$15,537,758.93			

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

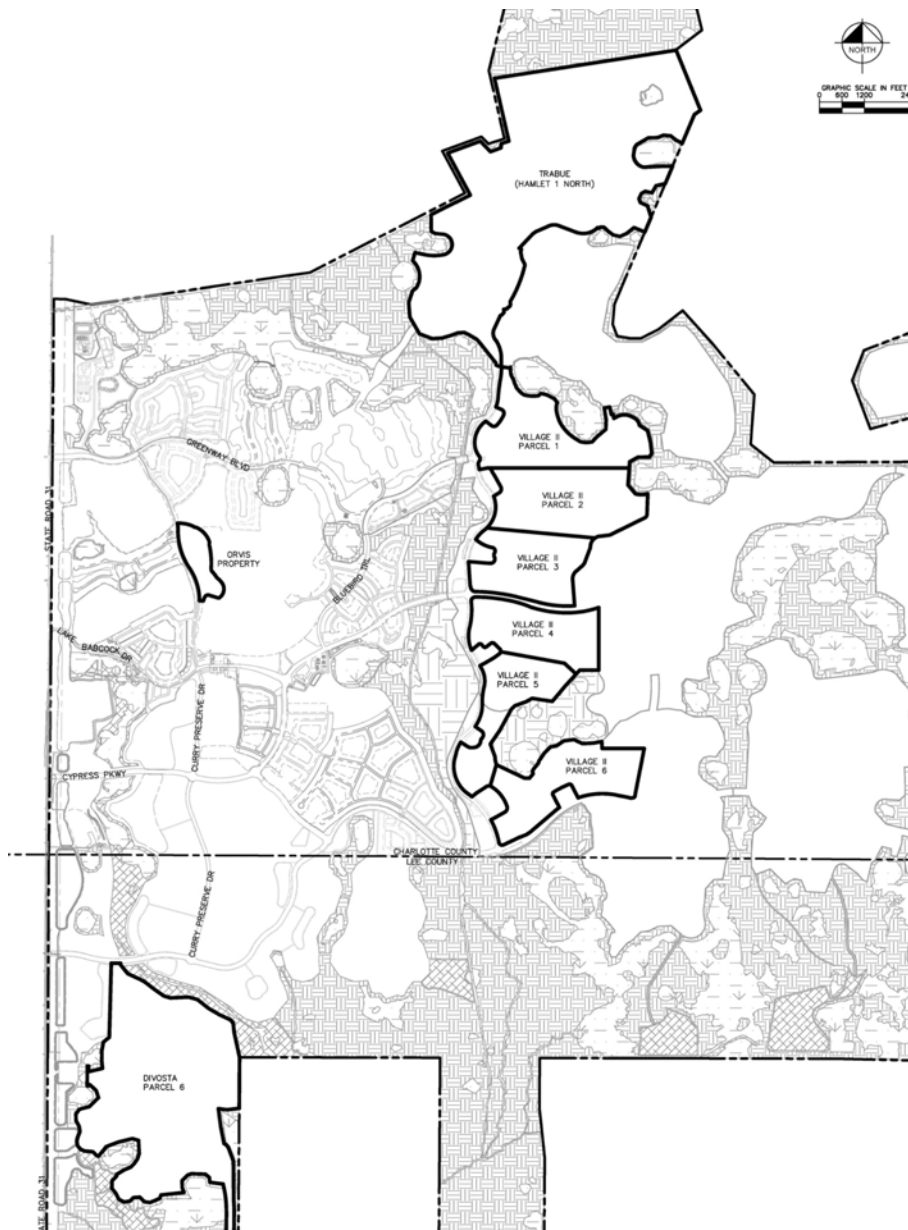
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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, April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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



March 11, 18, 2022

RESOLUTION 2022-19

[VILLAGE 2 PARCEL 4]

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 for the property known as Village 2 Parcel 4 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, 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 to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, 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 Phase VI dated February 24, 2022, 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, 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:

- 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 \$201,320,000.00 (the "Estimated Cost").
- The Assessments will defray approximately \$270,515,000.00, 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, 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.

PASSED AND ADOPTED this 24th day of February, 2022.

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

/S/Craig Wrathell Secretary By: /S/ Bill Vander May Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022
Exhibit B: Master Special Assessment Methodology Report for Phase VI dated February 24, 2022

22-00235T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22000185CP Division Probate IN RE: ESTATE OF ELIZABETH JEAN HERNDON, Deceased.

The administration of the estate of ELIZABETH JEAN HERNDON, deceased, whose date of death was December 7, 2021, and the last four digits of whose social security number is 8303, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 11, 2022.

Personal Representative:

JOHN M. HERNDON
 421 Orchid Dr.
 Punta Gorda, FL 33950
 Attorney for Personal Representative:
 Ariana R. Fileman
 Florida Bar No.0990612
 Fileman Law Firm, P.A.
 201 W. Marion Ave., Suite 1208
 Punta Gorda, FL 33950
 Telephone: 941-833-5560
 Email address:
 afileman@filemanlaw.com
 March 11, 18, 2022 22-00253T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-000111-CP Division -Probate IN RE: ESTATE OF Brian Spencer Compeau Deceased.

The administration of the estate of Brian Spencer Compeau, deceased, whose date of death was April 21, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 PERIOD 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: March 11, 2022.

Signed on this 2nd day of March, 2022.

/s/Cheri Anne Rivers

Personal Representative
 295 Aldred Drive
 Port Perry, Ontario, CA
 L9L 1B6

/s/ Mark Martella
 Mark Martella, Esq.
 Attorney for
 Personal Representative
 Florida Bar No. 024021
 Dellutri Law Group, P.A.
 18501 Murdock Circle
 Ste.304
 Port Charlotte, FL 33948
 Telephone: 941-206-3700
 Email:
 mmartella@dellutrilawgroup.com
 Secondary Email:
 tcummings@dellutrilawgroup.com
 March 11, 18, 2022 22-00268T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-211-CP
IN RE: ESTATE OF
ANTHONY LEE SIMPSON,
Deceased.

The administration of the estate of ANTHONY LEE SIMPSON, deceased, whose date of death was November 27, 2020, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 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 PERIOD 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: March 11, 2022.

ELLEN SIMPSON
Personal Representative
22266 Alcorn Avenue
Port Charlotte, FL 33952
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B.
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
mmerkell@hnh-law.com
March 11, 18, 2022 22-00254T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 22-000251-CP
Division: PROBATE
IN RE: ESTATE OF
CAROLE J. ST. JOHN,
Deceased.

The administration of the estate of Carole J. St. John, deceased, whose date of death was February 13, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 11, 2022.

Co-Personal Representatives:
Randall St. John
250 Tait Terrace S.E.
Port Charlotte, FL 33952
Melody Aniskewicz
18451 Inwood Avenue
Port Charlotte, FL 33948
Attorney for
Personal Representatives:
Cheyenne R. Young
Florida Bar Number: 0515299
Wotitzky, Wotitzky,
Ross & Young, P.A.
Attorneys at Law
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
March 11, 18, 2022 22-00265T

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 **April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 Village 2 Parcel 5 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. Village 2 Parcel 5 is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Village 2 Parcel 5 lands to be improved 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 (that portion of the map identified as Village II Parcel 5) and in the District's Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel, dated February 2022, 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 Village 2 Parcel 5 ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping 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 Village 2 Parcel 5 is \$8,572,000.

The District intends to impose assessments on benefited lands within Village 2 Parcel 5 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$12,159,825.67 in debt allocated to Village 2 Parcel 5, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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**
Village 2 Parcel 5					
42'	54	\$2,048,047.91	\$37,926.81	\$3,211.31	\$3,416.29
52'	168	\$6,988,321.18	\$41,597.15	\$3,522.08	\$3,746.90
62'	69	\$3,123,456.58	\$45,267.49	\$3,832.85	\$4,077.50
	291	\$12,159,825.67			

* Excludes costs of collection and early payment discount allowance

** Includes costs of collection and early payment discount allowance

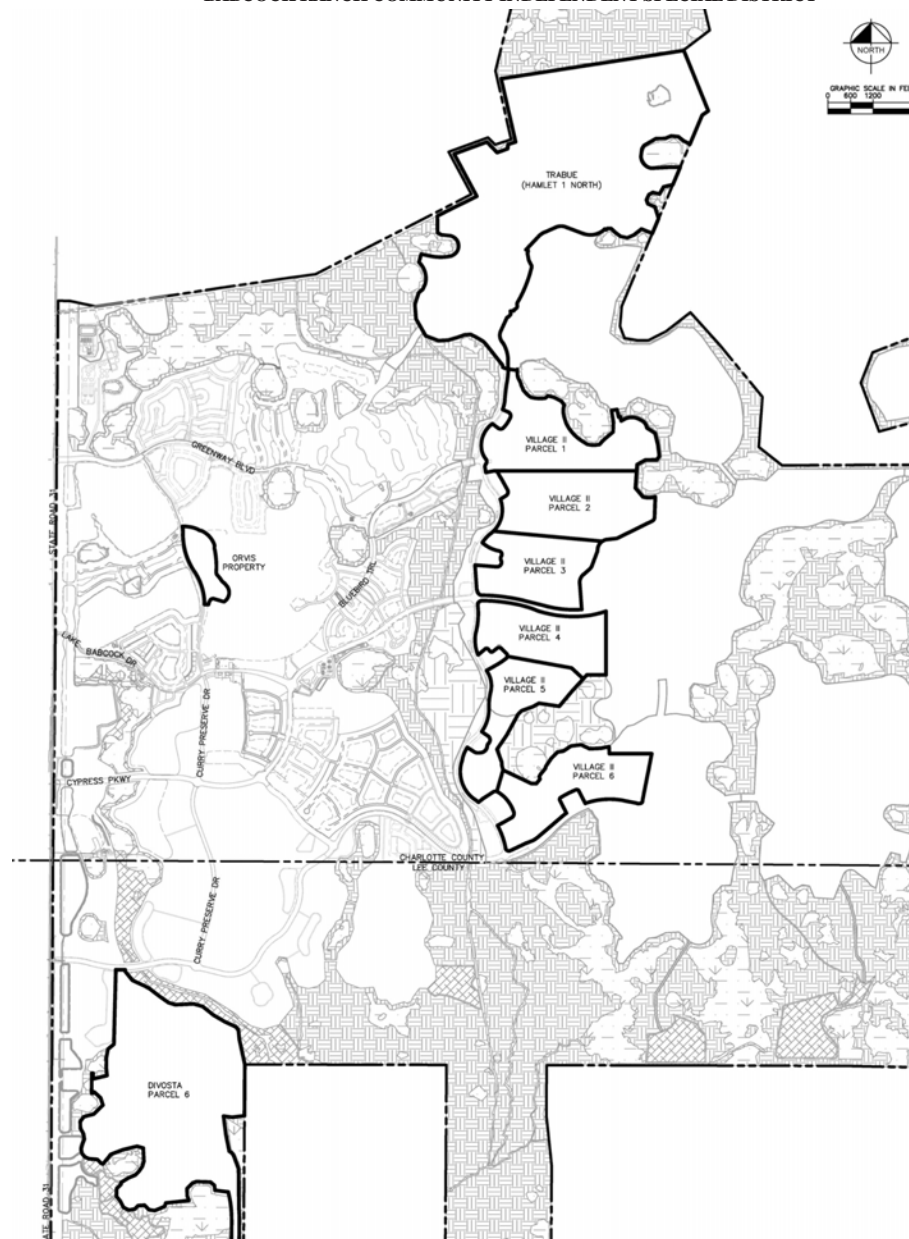
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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, **April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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



March 11, 18, 2022

RESOLUTION 2022-21

[VILLAGE 2 PARCEL 5]

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 for the property known as Village 2 Parcel 5 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, 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 to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, 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 Phase VI dated February 24, 2022, 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, 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:

- 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 \$201,320,000.00 (the "Estimated Cost").
- The Assessments will defray approximately \$270,515,000.00, 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, 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.

PASSED AND ADOPTED this 24th day of February, 2022.

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

/S/Craig Wrathell
Secretary

By: /S/ Bill Vander May
Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022
Exhibit B: Master Special Assessment Methodology Report for Phase VI dated February 24, 2022

22-00236T

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 April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 Village 2 Parcel 2 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. Village 2 Parcel 2 is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Village 2 Parcel 2 lands to be improved 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 (that portion of the map identified as Village II Parcel 2) and in the District's Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel, dated February 2022, 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 Village 2 Parcel 2 ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping 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 Village 2 Parcel 2 is \$13,787,000.

The District intends to impose assessments on benefited lands within Village 2 Parcel 2 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$18,701,997.03 in debt allocated to Village 2 Parcel 2, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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**
Village 2 Parcel 2					
50'	198	\$8,074,740.86	\$40,781.52	\$3,453.02	\$3,673.43
60'	143	\$6,356,615.44	\$44,451.86	\$3,763.79	\$4,004.04
Twin Villa	154	\$4,270,640.72	\$27,731.43	\$2,348.05	\$2,497.93
	495	\$18,701,997.03			

* Excludes costs of collection and early payment discount allowance

** Includes costs of collection and early payment discount allowance

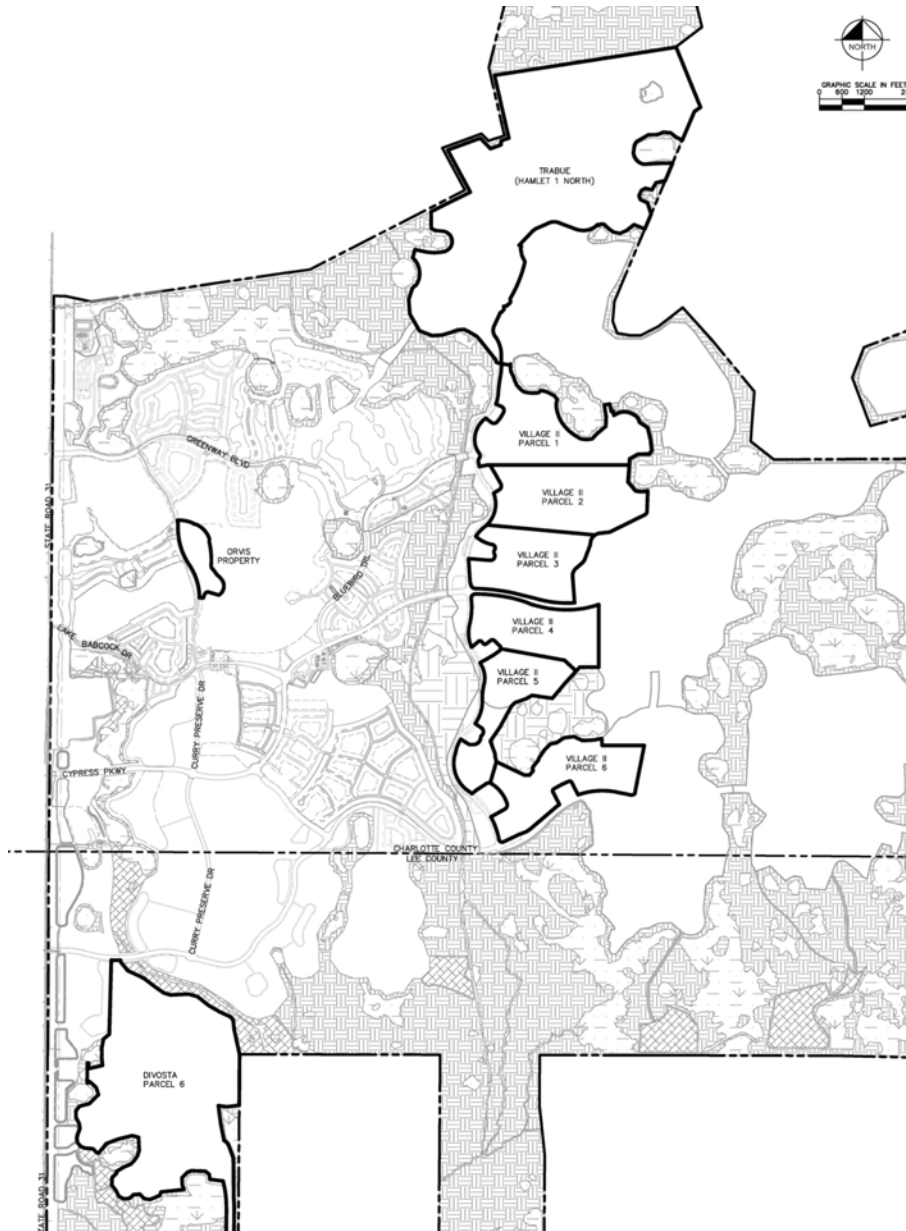
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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, April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 2022-15

[VILLAGE 2 PARCEL 2]

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 for the property known as Village 2 Parcel 2 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, 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 to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, 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 Phase VI dated February 24, 2022, 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, 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:

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 \$201,320,000.00 (the "Estimated Cost").

4. The Assessments will defray approximately \$270,515,000.00, 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, 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.

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 Lee 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 24th day of February, 2022.

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell
Secretary

By: /S/ Bill Vander May
Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022
Exhibit B: Master Special Assessment Methodology Report for Phase VI dated February 24, 2022

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22 CP 122 Division: PROBATE IN RE: ESTATE OF ROSEMARY CHIRILLO Deceased.

The administration of the Estate of ROSEMARY CHIRILLO, deceased, File No. 22 CP 122, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 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, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE 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 PERIOD 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 March 11, 2022.

Personal Representative: JOSEPH S. CHIRILLO, JR.

635 Palomino Trail
Englewood, FL 34223

Attorney for Personal Rep.
ROBERT A. DICKINSON

FL Bar No: 161468
460 S. Indiana Ave.
Englewood, FL 34223
(941) 474-7600
robertdickinson@verizon.net
robertadickinson2@verizon.net
March 11, 18, 2022 22-00250T

FIRST INSERTION

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

PROBATE DIVISION

File No. 22-145-CP

Division: PROBATE

IN RE: ESTATE OF JANET MARIE WARNER A/K/A JANET M. WARNER, Deceased.

The administration of the estate of JANET MARIE WARNER A/K/A JANET M. WARNER, deceased, whose date of death was November 24, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, Florida 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 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 March 11, 2022.

Personal Representative: Robin Vazquez

6320 Scott Street, Unit 211
Punta Gorda, FL 33950

Telephone: (941) 743-4151- ext. 1
E-Mail: robin@egmsfl.com

Attorney for
Personal Representative:

Ellie K. Harris, Attorney
Florida Bar Number: 0021671

Schwarz & Harris, P.A.
17841 Murdock Circle

Port Charlotte, FL 33948
Telephone: (941) 625-4158

Fax: (941) 625-5460
Service E-Mail:

e-service@schwarzlaw.net
E-Mail: ellie@schwarzlaw.net

Secondary E-Mail:
kim@schwarzlaw.net
March 11, 18, 2022 22-00263T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 21-001510-CP Division Probate IN RE: ESTATE OF JAMES F. STEDGE, Deceased.

The administration of the estate of James F. Stedje, deceased, whose date of death was August 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.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 11, 2022.

Personal Representative: Stephen R. Stedje

143 Farrell Road Ext. West Henrietta, NY 14586 Attorney for Personal Representative: Guy S. Emerich, Esq. Florida Bar Number: 126991 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: sziegler@farr.com and probate@farr.com March 11, 18, 2022 22-00251T

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 April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 Village 2 Parcel 3 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 Village 2 Parcel 3 lands to be improved 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 (that portion of the map identified as Village II Parcel 3) and in the District's Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel, dated February 2022, prepared by Kimley-Horn & Associates ("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 Village 2 Parcel 3 ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping 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 Village 2 Parcel 3 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting.

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 assess and collect sufficient revenues to retire no more than \$14,937,047.15 in debt allocated to Village 2 Parcel 3, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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 Village 2 Parcel 3 with sub-rows for 40', 50', and 60' lot sizes, and a total row for 366 units with a total assessment of \$14,937,047.15.

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

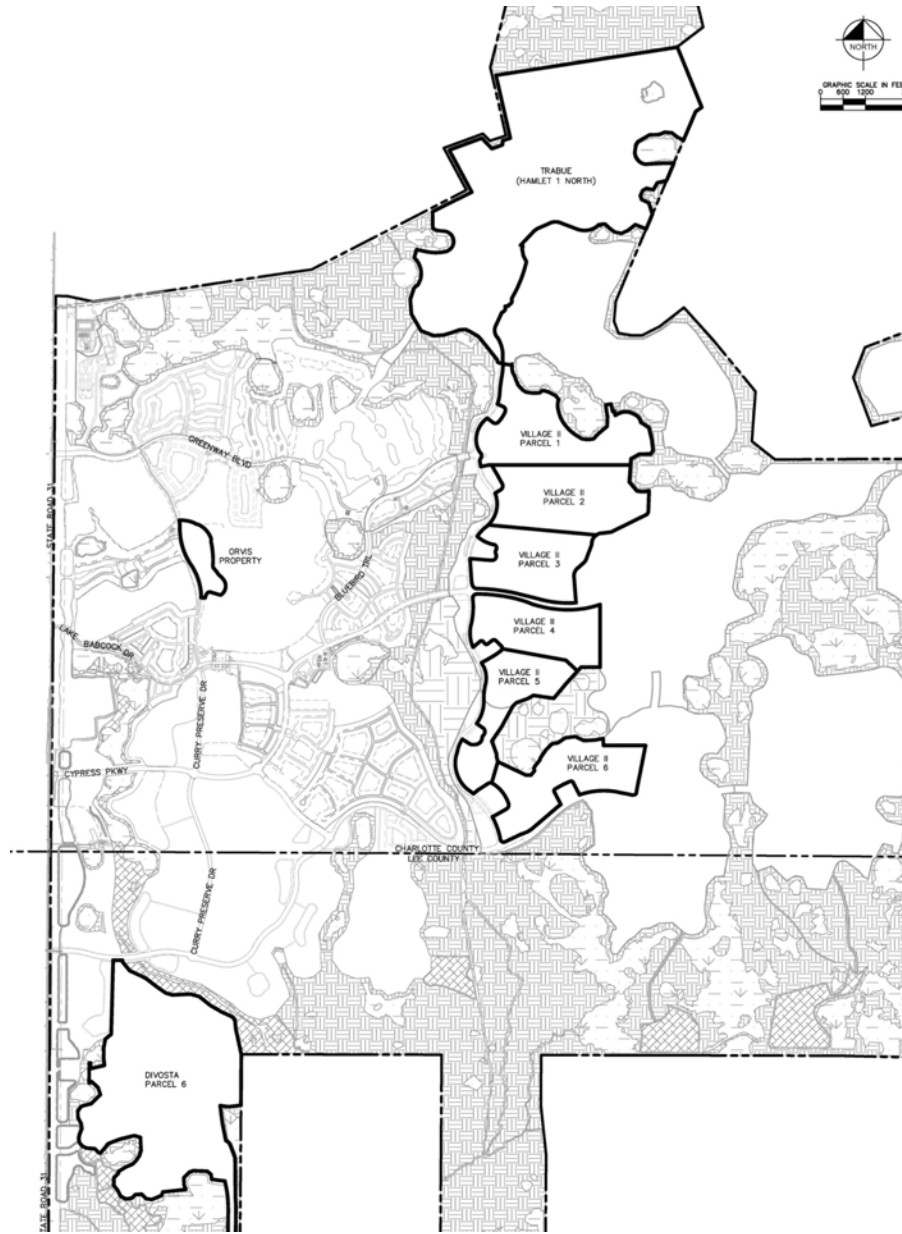
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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, April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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



March 11, 18, 2022

RESOLUTION 2022-17

[VILLAGE 2 PARCEL 3]

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 for the property known as Village 2 Parcel 3 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, 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 to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, 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 Phase VI dated February 24, 2022, 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, 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:

- 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 \$201,320,000.00 (the "Estimated Cost").
4. The Assessments will defray approximately \$270,515,000.00, 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, 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.
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 Lee 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 24th day of February, 2022.

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell Secretary By: /S/ Bill Vander May Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022 Exhibit B: Master Special Assessment Methodology Report for Phase VI dated February 24, 2022

22-00234T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 22000225CP Division Probate IN RE: ESTATE OF CARL R. CORP, JR. Deceased.

The administration of the estate of Carl R. Corp, Jr., deceased, whose date of death was December 4, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 11, 2022.

Personal Representative: Robert A. Corp

3405 Old Lakeview Road Hamburg, New York 14075 Attorney for Personal Representative: Lori Wellbaum Emery Attorney for Personal Representative Florida Bar Number: 071110 WELLBAUM & EMERY PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lemery@wellbaumandemery.com Secondary E-Mail: karen@wellbaumandemery.com March 11, 18, 2022 22-00264T

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 April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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 Village 2 Parcel 1 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. Village 2 Parcel 1 is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Village 2 Parcel 1 lands to be improved 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 (that portion of the map identified as Village II Parcel 1) and in the District's Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel, dated February 2022, 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 Village 2 Parcel 1 ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping 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 Village 2 Parcel 1 is \$13,611,000.00.

The District intends to impose assessments on benefited lands within Village 2 Parcel 1 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$19,008,266.24 in debt allocated to Village 2 Parcel 1, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

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**
Village 2 Parcel 1					
40'	190	\$7,051,124.72	\$37,111.18	\$3,142.25	\$3,342.82
50'	206	\$8,400,993.02	\$40,781.52	\$3,453.02	\$3,673.43
60'	80	\$3,556,148.50	\$44,451.86	\$3,763.79	\$4,004.04
	476	\$19,008,266.24			

* Excludes costs of collection and early payment discount allowance

** Includes costs of collection and early payment discount allowance

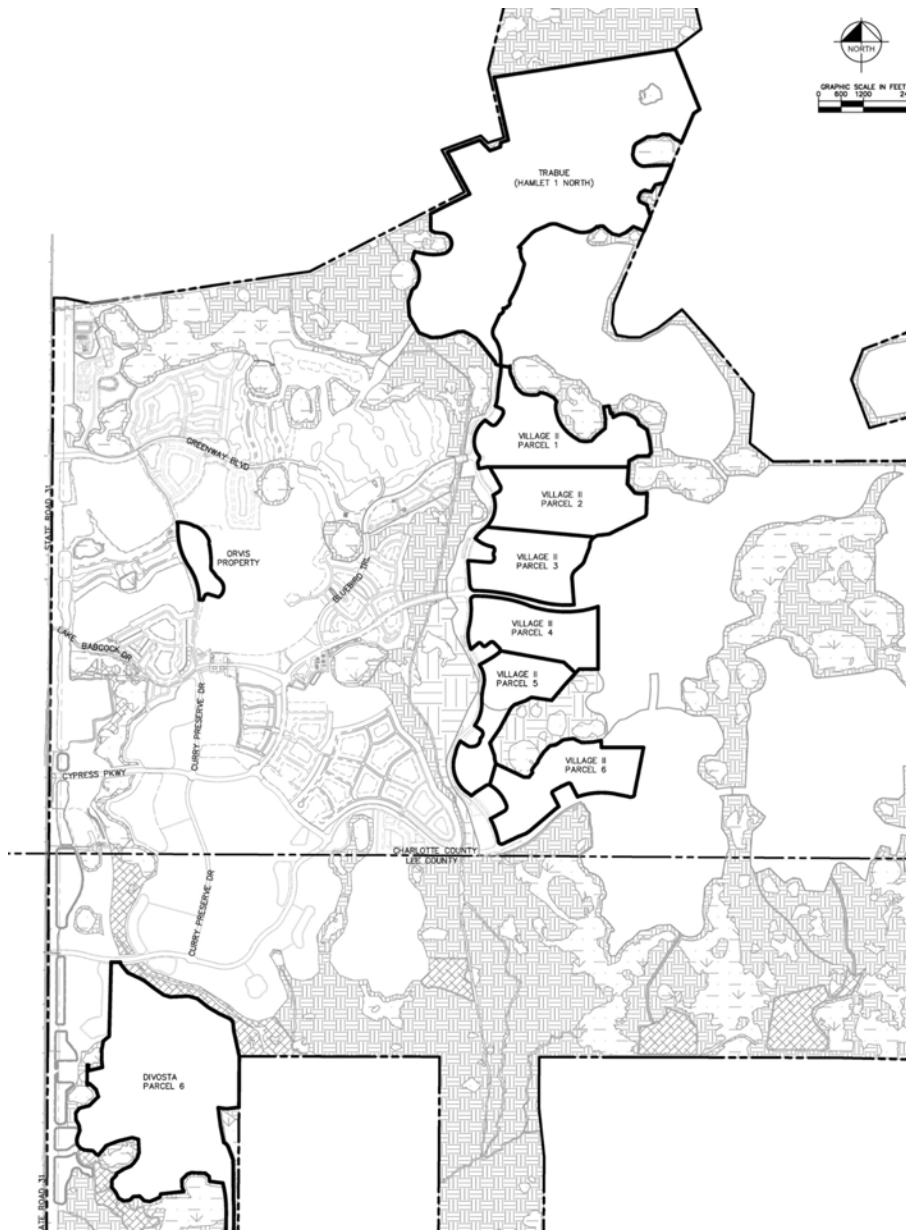
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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, April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, 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



March 11, 18, 2022

RESOLUTION 2022-13

[VILLAGE 2 PARCEL 1]

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 for the property known as Village 2 Parcel 1 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, 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 to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, 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 Phase VI dated February 24, 2022, 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, 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:

- 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 \$201,320,000.00 (the "Estimated Cost").
- The Assessments will defray approximately \$270,515,000.00, 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, 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.

PASSED AND ADOPTED this 24th day of February, 2022.

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

/S/Craig Wrathell Secretary By: /S/ Bill Vander May Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022
Exhibit B: Master Special Assessment Methodology Report for Phase VI dated February 24, 2022

22-00232T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-154-CP Division : PROBATE IN RE: ESTATE OF MARIE A. MORRISSETTE A/K/A MARIE MORRISSETTE, Deceased.

The administration of the estate of MARIE A. MORRISSETTE a/k/a MARIE MORRISSETTE, deceased, whose date of death was December 16, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 11, 2022.

Personal Representative:

Karen Lihzis
58 Punkhorn Point Road
Mashpee, Massachusetts 02648
Attorney for Personal Representative:
Ellie K. Harris, Attorney
Schwarz & Harris, P.A.
Florida Bar Number: 0021671
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158,
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net,
Secondary E-Mail:
kim@schwarzlaw.net
March 11, 18, 2022 22-00256T

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-151-CP Division PROBATE IN RE: ESTATE OF THOMAS J. FRANKENBERGER III A/K/A THOMAS JOHN FRANKENBERGER III Deceased.

The administration of the estate of THOMAS J. FRANKENBERGER III A/K/A THOMAS JOHN FRANKENBERGER III, deceased, whose date of death was October 22, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 11, 2022.

Personal Representative:

Tammy Gannon
3621 Asbury Place
Sarasota, Florida 34232
Attorney for Personal Representative:
Ellie K. Harris, Attorney
Florida Bar Number: 0021671
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: elise@schwarzlaw.net
Secondary E-Mail:
e-service@schwarzlaw.net
March 11, 18, 2022 22-00257T

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NUMBER: 21000613CA
AQUA GARDENS TOWNHOUSE ASSOCIATION INC., Petitioner, v. DONALD E BRODA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.; STEARNS LENDING LLC; NICK PAVLOU; ANNIS SOPHIA, AS POWER OF ATTORNEY FOR NICK PAVLOU, Respondents.

TO: DONALD E. BRODA

YOU ARE NOTIFIED that an action that may affect your interest, if any, involving the below referenced real property, has been filed in the CIRCUIT COURT OF THE 20TH Judicial Circuit in and for CHARLOTTE COUNTY, Florida, Case No. 21000613CA, referenced in the above case style, and you are required to serve a copy of your written defenses, if any, to Michael Bogen, Esq., Plaintiff's counsel, whose address is, Bogen Law Group, P.A., 7351 Wiles Rd., Suite 202, Coral Springs, FL 33067, on or before 30 days from the date of the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's counsel or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint. The real property which is the subject matter of the litigation is described as follows:

Unit 8, Building C, AQUA GARDENS TOWNHOUSE, a Condominium Phase III, according to the Plat thereof, recorded in Condominium Book 2, Pages 45-A through 45-O, as amended in Condominium Book 2, Page 47-A through 47-E, and as revised in a phased project in Condominium Book 3, Pages

50-A through 50-N, and being further described by Declaration of Condominium recorded in Official Records Book 620, Page 164, and amended by Amendment to Declaration recorded in Official Records Book 649, at Page 93, and revised and amended to a phased project in Second Amended Declaration of Condominium of Aqua Gardens Townhouse, a Condominium, filed May 7, 1982 in Official Records Book 698, Page 113, and any amendments thereto, of the Public Records of Charlotte County, Florida, together with an undivided 1/40th share in the common elements appurtenant thereto.

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 the seal of this Court on March 9, 2022.

RESPOND BY: 4-15-2022

ROGER D. EATON
As Clerk of the Court
By: B. Lackey (SEAL)
As Deputy Clerk
BOGEN LAW GROUP, P.A.
Attorneys for FPR Force
7351 Wiles Rd., Suite 202
Coral Springs, FL 33067
March 11, 18, 25; April 1, 2022
22-00266T

FIRST INSERTION

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

CASE NO. 21-001378-CA
E.M. PROPERTIEZ CORP, Plaintiff, vs. DAVID W. SHINN and MIOKO K. SHINN and CHARLOTTE COUNTY TAX COLLECTOR, Defendants.
TO: DAVID W. SHINN and MIOKO K. SHINN
UNIVERSITY OF HAWAII
2545 THE MALL DEPT OF CHEMISTRY
HONOLULU, HI 96822

and
3533 Shergeo Trail
Duluth, GA 30136

COMES NOW, the Plaintiff, E.M. PROPERTIEZ CORP, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on December 21, 2021, Case No: 21-001378-CA.

1. Lots 2 and 3, Block 2047, PORT CHARLOTTE SUBDIVISION, SECTION 24, according to the Plat thereof, recorded in Plat Book 5, Pages 16A through 16E, of the public records of Charlotte County, Florida.

Parcel: 402104378013
More commonly known as: 441 Juper Street, Port Charlotte, FL 33953

You are required to serve an Answer to this action upon: ADAM J. STEVENS, ESQUIRE, of POWELL, JACKMAN, STEVENS & RICCIARDI, P.A., Plaintiff's attorney, who address is 2050 McGregor, Blvd., Fort Myers, FL 33901, on or before April 11, 2022, and file the original with the clerk of this court at Charlotte County Courthouse, 350 E. Marion Avenue, Punta Gorda, FL 33950, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Cir-

cuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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 THIS 4th DAY OF March, 2022.

ROGER D. EATON
Clerk of the Circuit Court
By: B. Lackey (SEAL)
Deputy Clerk
The parties to the action are:
E.M. Propertiez vs. Corp vs. DAVID W. SHINN and MIOKO K. SHINN and CHARLOTTE COUNTY TAX COLLECTOR

The nature of the proceeding is for Quiet Title.

Under the penalties of perjury, I declare that I have read the foregoing, and the facts stated are true, to the best of my knowledge and belief.

Signed on February 28, 2022.

/s/ Adam J. Stevens
Attorney for Plaintiff
Adam J. Stevens
Printed Name

/s/ Adam J. Stevens
Adam J. Stevens, Esquire
Florida Bar No. 31898
Powell, Jackman, Stevens & Ricciardi, PA
Attorney for Plaintiff
2050 McGregor Blvd.
Fort Myers, FL 33901
(239) 689-1096 (Telephone)
(239) 791-8132 (Facsimile)
astevens@your-advocates.org
March 11, 18, 25; April 1, 2022
22-00244T

FIRST INSERTION

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

CASE NO.: 2021-CA-1148
RICHARD HEYDEN, Plaintiff, v. JOHN DOE, as Personal Representative of the Estate of BORIS VISHNEPOLSKY; JANE DOE, as Personal Representative of the Estate of NELLIE L. PIENA; and JOHN DOE, as Personal Representative of the Estate of ANTHONY J. STACCONI, Individually, and as Trustee, or any successors in trust, under the ANTHONY J. STACCONI FAMILY TRUST dated April 30, 2003; JOHN DOE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA J. STACCONI; JULIA VISHNEPOLSKY; WAINWRIGHT PIENA; PETER MAKIA PIENA; UILANI PIENA; AILEEN PAHIA; KATHY CIARAVINO; SUSAN KERUTZ; and DAVID STACCONI.

Defendants.

To JULIA VISHNEPOLSKY; KATHY CIARAVINO; DAVID STACCONI: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PORT CHARLOTTE SEC38 BLK2378 LT24 585/826 NT2645/1988-PB 2 6 3 3 / 11 5 1 TXD 4 8 3 3 / 3 6 5 . More commonly known as: 477 Champion St. Port Charlotte, FL 33953 AND/OR PORT CHARLOTTE SEC95 BLK5128 LT1 724/705 DC2299/1725-BJS 2299/1727TD4833/606. More commonly known as: 7058 Wixson St. Port Charlotte, FL 33981 has been filed by Plaintiff, RICHARD HEYDEN, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 3-30-2022 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO. 21001137CA

BANK OF AMERICA, N.A.; Plaintiff, vs. JOSEPH PARKER A/K/A JOSEPH W. PARKER A/K/A JOSEPH WILLIAM PARKER, SR., CHERI PARKER A/K/A CHERI WOLF PARKER A/K/A CHERI M. PARKER, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 16, 2022 in the above-styled cause, I will sell to the highest and best bidder for cash at https://www.charlotte.realforeclose.com on April 6, 2022 at 11:00 AM the following described property:

Lot 15, Block 2, Wilson Maze Subdivision, according to the plat thereof, recorded in Plat Book 6, Page 48, of the Public Records of Charlotte County, Florida.
TOGETHER WITH THAT CERTAIN 2005 CAVALIER MANUFACTURED HOME, MODEL FAIRFIELD, 07-E-1004F, SERIAL NO(S): CV05AL0455859. Property Address: 5456 WILSON DRIVE., PUNTA GORDA, FL 33982

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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-

VIDED HEREIN.

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 the form below, in another written format, or orally. Please complete the form below (choose the form for the county where the accommodation is being requested) and return it as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Please see contact information below and select the contact from the county where the accommodation is being requested. To download the correct Accommodation form, please choose the County your court proceeding or other court service, program or activity covered by Title II of the Americans with Disabilities Act is in so we can route your request to the appropriate contact: Charlotte County http://www.ca.cjis20.org/home/main/adarequest.asp, Collier County http://www.ca.cjis20.org/home/main/adarequest.asp, Hendry County http://www.ca.cjis20.org/home/main/adarequest.asp, Glades County http://www.ca.cjis20.org/home/main/adarequest.asp

DATED at Punta Gorda, Florida, this day of 03/07/2022.

By (SEAL) B. Lackey
Deputy Clerk
MARINOSCI LAW GROUP, P.C.
Attorney for the Plaintiff
100 WEST CYPRESS CREEK ROAD, STE 1045
FORT LAUDERDALE, FL 33309
Telephone: (954)644-8704;
Fax: (954) 772-9601
ServiceFL2@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
21-02646
March 11, 18, 2022 22-00248T

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.: 21-001276CA
LUXURY ESTATES REALTY & MANAGEMENT 40IK PLAN, Plaintiff, vs. KEA HOLDINGS LLC; ARTHUR PARIS; OAKSTAR INC., A FLORIDA CORPORATION; ALL PERFECT PROPERTIES LLC; RICHARD VIERA AND DIXIE VIERA, Defendant.

TO: KEA Holdings LLC, c/o Linda Parks GMS, Registered Agent, 203 Lookout Place, Suite A, Maitland, FL 32708
Arthur Parisi, 3220 167th Street Flushing, NY 11358
All Perfect Properties LLC, 11237 Lacoña Street, Sebastian, FL 32958
Oakstar Inc., A Florida Corporation, 1901 Harrison Street, #200 Hollywood, FL 33020

YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida:

Lot 21, Block 2201, PORT CHARLOTTE SUBDIVISION, SECTION 37, according to the plat thereof, recorded in Plat Book 5, Pages 41A thru 41H, of the Public Records of Charlotte County, Florida.

Parcel ID: 402230204015

And;
Lot 11, Block 852, PORT CHARLOTTE SUBDIVISION, SECTION 34, according to the plat thereof, recorded in Plat Book 5, Pages 38A thru 38H, of the Public Records of Charlotte County, Florida.

Parcel ID: 42203356006
And;
Lot 2, Block 3701, PORT CHARLOTTE SUBDIVISION, SECTION 63, according to the plat thereof, recorded in Plat Book 5, Pages 77A thru 77G, of the Pub-

lic Records of Charlotte County, Florida.

Parcel ID: 412001307023
And;
Lot 22, Block 3778, PORT CHARLOTTE SUBDIVISION, SECTION 65, according to the plat thereof, recorded in Plat Book 6, Pages 3A through 3P of the Public Records of Charlotte County, Florida.

Parcel ID: 412012431007 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 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before April 15, 2022, 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 March 9, 2022.

Roger D. Eaton,
CLERK OF THE CIRCUIT COURT
By: B. Lackey (SEAL)
DEPUTY CLERK

SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road,
Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252/
Facsimile: 561-342-4842
E-mail: pleadings@floridalitlaw.com
Counsel for Plaintiff
March 11, 18, 25; April 1, 2022
22-00267T

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 21000599CA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. SYLVESTER GEORGE LAMIRAND, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 14, 2022, and entered in 21000599CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and SYLVESTER GEORGE LAMIRAND; UNKNOWN SPOUSE OF SYLVESTER GEORGE LAMIRAND 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 April 04, 2022, the following described property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, BLOCK 1784, PORT CHARLOTTE SUBDIVISION SECTION FIFTY SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 70A TO 70H OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Property Address: 12365 - 12373 FAIRWIND AVE, 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 (see website) and return it to jem-bury@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 03/07/2022.
ROGER D. EATON
As Clerk of the Court
By: (SEAL) B. Lackey
As Deputy Clerk

Submitted by:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
21-009986 - MaM
March 11, 18, 2022 22-00245T

FIRST INSERTION

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

CASE NO. 08-2022-CA-000060
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. UNKNOWN HEIRS/ BENEFICIARIES OF DONALD E. BRODA, DECEASED, et al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONALD E. BRODA, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

UNIT 8, BUILDING C, AQUA GARDENS TOWNHOUSE, A CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 2, PAGE 45A, AS AMENDED IN CONDOMINIUM BOOK 2, PAGE 47A, AND AS REVISED INTO A PHASED PROJECT IN CONDOMINIUM BOOK 3, PAGE 50A, AND BEING FURTHER DESCRIBED IN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 620, PAGE 164, AND AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 649, PAGE 93, AND REVISED AND AMENDED TO

A PHASE PROJECT IN SECOND AMENDED DECLARATION OF CONDOMINIUM OF AQUA GARDENS TOWNHOUSE, A CONDOMINIUM, FILED MAY 7, 1982 IN OFFICIAL RECORDS BOOK 698, PAGE 113, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/40TH SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-11-2022 (30 days from Date of First Publication of this Notice) 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 or petition filed herein.

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 the seal of this Court at County, Florida, this 4th day of March, 2022

CLERK OF THE CIRCUIT COURT
By: B. Lackey (SEAL)
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
21-107545 - SaB
March 11, 18, 2022 22-00247T

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 21001077CC

BURNT STORE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANTHONY OBERT, et al., Defendants.

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed the 3rd day of March, 2022, and entered in case No. 21001077CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein BURNT STORE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff and ANTHONY OBERT and KELLY OBERT are the Defendants. That I will sell to the high-

est and best bidder for cash beginning at 11:00 AM at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes, on the 6th day of May, 2022 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

Lot 10, Block 338, PUNTA GORDA ISLES, SECTION 16, according to the Plat thereof, as recorded in Plat Book 8, Pages 27A through 27O, 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 in accordance with Florida Statutes, Section 45.031 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 pro-

vision 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 this 4th day of March, 2022.

ROGER D. EATON,
Clerk of the Circuit Court
By: B. Lackey (SEAL)
Deputy Clerk

Plaintiff's Attorney:
Keith H. Hagman, Esq.
PAVESE LAW FIRM
P.O. Box 1507
Fort Myers, Florida 33902-1507
keithhagman@paveselaw.com
and
glendahaskell@paveselaw.com
March 11, 18, 2022 22-00243T

FIRST INSERTION

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

Case #: 19000927CA
Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff, vs.-
David John Fox a/k/a David J. Fox;
Unknown Spouse of David John
Fox a/k/a David J. Fox; Section 23,
Property Owner's Association, Inc.;
Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants;
Unknown Parties in Possession
#2, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s) who are not known
to be dead or alive, whether said
Unknown Parties may claim an
interest as Spouse, Heirs, Devisees,
Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to order rescheduling foreclosure sale
or Final Judgment, entered in Civil
Case No. 19000927CA of the Circuit
Court of the 20th Judicial Circuit in and
for Charlotte County, Florida, wherein
Nationstar Mortgage LLC d/b/a Mr.
Cooper, Plaintiff and David John Fox
a/k/a David J. Fox are defendant(s),
I, Clerk of Court, Roger D. Eaton, will
sell to the highest and best bidder
for cash AT WWW.CHARLOTTE.
REALFORECLOSE.COM IN
ACCORDANCE WITH CHAPTER 45
FLORIDA STATUTES at 11:00AM on
April 7, 2022, the following described
property as set forth in said Final

Judgment, to-wit:
LOT 5, BLOCK 695, PUNTA
GORDA ISLES, SECTION
23, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK
12, PAGES 2-A THRU 2-Z-41,
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 NO LATER
THAN THE DATE THAT THE
CLERK REPORTS THE FUNDS 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 im-
mediately upon receiving this notifica-
tion if the time before the scheduled
appearance is less than (7) days; if
you are hearing or voice impaired,
call 711.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
03/03/2022 (SEAL) B. Lackey
DEPUTY CLERK OF COURT

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
19-320958 FCO1 CXE
March 11, 18, 2022 22-00241T

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC AUCTION for
monies due on storage units Auction
will be held on March 24, 2022 starting
at 8:30 am or soon thereafter at our
UHaul Moving and Storage of Port
Charlotte at 23950 Veterans Blvd, Pt
Charlotte, Fl. Units are said to contain
household items. Property is being sold
under the Florida Statue 83.806. The
names of whose units will be auctioned
are as follows:
Emiel Fanska Unit #6003 Amt
\$1230.00 misc items

Chrisopher Martin Unit #1005
Amt \$383.36 misc items
Anthony Sura Unit #1131 Amt
\$452.69 and Unit #1097 Amt
\$420.70 and Unit #1133 Amt
\$623.04 misc items
Aviva Foots Unit #1092 Amt
\$337.90 misc items
Corey Hall Unit #1046 Amt
\$333.70 misc items
Leeann Chaisson Unit #3103
Amt \$276.84 misc items
March 4, 11, 2022 22-00223T

SECOND INSERTION

NOTICE OF PUBLIC AUCTION for
monies due on storage units Auction
will be held on March 24, 2022 start-
ing at 8:30 am at our UHaul Moving
and Storage of North Port, at 5055
Pan American Blvd, N. Port, Fl. Units
are said to contain household items.
Property is being sold under the Florida
Statue 83.806. The names of whose
units will be auctioned are as follows:
Bobbie Goodwin Unit #H27
Amt \$239.64 misc items
Maol Santos Unit #C50 Amt
\$239.60 misc items
Denise Stubbs Unit #E08, amt
\$122.50 misc items
Deanna Birdssey Unit #CC3
Amt \$229.00 misc items
Joseph Reginal Esquivel Unit
#A29 Amt \$495.84 misc items
Geo Cabrol Unit #AA15 Amt
\$400.06 misc items
Alexandra Hamilton Unit #E55
Amt \$239.64 misc items
Stacy Arcond Unit #B12 Amt

\$271.48 misc items
Theodore Green Unit #DD8,
Amt \$85.59 misc items
Rueben Reynolds Unit #CC66
Amt \$339.92 misc items
Maurice Hinds Unit #D25, Amt
\$237.70 misc items
Jarad Wilson Unit #A27, Amt
\$109.64 misc items
Tiniya Parker Unti #CC60, Amt
\$255.56 misc items
William Conner Unit #E92 Amt
\$282.24 misc items
Carleen Allen Unit #AA4, Amt
\$479.84 misc items
Gloria Jacobs Unit #AA1969C,
Amt \$1331.00 misc items
Alex Kukuruga Unit #AA9412E
Amt \$2215.55 misc items
Faith Holcom Unit #AA3083M
Amt \$775.00 misc items
Richard Handley Unit
#AA8520G Amt \$2454.05 misc
items
March 4, 11, 2022 22-00224T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-000096
IN RE: ESTATE OF
JAMES D. CHAPUT
Deceased.

The administration of the estate of
James D. Chaput, deceased, whose
date of death was December 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. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must

file their claims with this court WITH-
IN 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 SEC-
TION 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 March 4, 2022.

Personal Representative:
Geraldine A. Brayton
2234 Bengal Ct.
Punta Gorda, Florida 33983
Attorney for Personal Representative:
Jenny C. Hazel, Attorney
Florida Bar Number: 016352
MCCRORY LAW FIRM
309 Tamiami Trail
Punta Gorda, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
probate@mccrorylaw.com
March 4, 11, 2022 22-00216T

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta
Gorda FL 33950, intends to hold an auction of the goods stored in the following
units to satisfy the lien of the owner. The sale will occur as an online auction via
www.selfstorageauction.com on 03/22/2022 at 11:59am. Contents include personal
property along with the described belongings to those individuals listed below.

2234	Torii Peterson	Boxes, Totes, Clothing, Chair
2105	Tammy Rocco	Boxes, Furniture, Bedding
130	Trisha Canedy	Couches, Boxes, Clothing
111	Alisha McLaughlin	Furniture, Chairs, Boxes, Bed Frame
24	Brian Cochran	Tool Box, Fireplace, Shelving, Boxes

Purchases must be paid at the above referenced facility in order to complete the
transaction. SmartStop Self Storage may refuse any bid and may rescind any
purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions (941) 993-9071.

March 4, 11, 2022 22-00229T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-158-CP
Division Probate
IN RE: ESTATE OF
ERNESTO JESUS PEREZ, SR.
a/k/a ERNESTO J. PEREZ, SR.
Deceased.

The administration of the estate of
Ernesto Jesus Perez, Sr. a/k/a Ernesto
J. Perez, Sr., deceased, whose date of
death was November 21, 2021, is pend-
ing in the Circuit Court for Charlotte
County, Florida, Probate Division, the
address of which is 350 E. Marion Ave-
nue, Punta Gorda, Florida 33950. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must

file their claims with this court WITH-
IN 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 SEC-
TION 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 March 4, 2022.

Personal Representative:
David Perez
14641 SW 11th Court
Pembroke Pines, Florida 33027
Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
Attorney for David Perez
KUHN'S LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
March 4, 11, 2022 22-00215T

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
Case No. 22000015CA

YEVGENIY ZHIGULIN,
Plaintiff, v.
RONALD WOOD,
and, the unknown grantees,
assignees, lienors, creditors, trustees
or other claimants or parties
or respective unknown spouses
claiming by, through or under any of
the foregoing,
Defendants.
TO: Ronald Wood
Unknown Heirs or Creditors
808 NE 76th Street, Boca Raton, FL
33487

YOU ARE NOTIFIED that an action
to quiet title of the following property
in Charlotte County, Florida:
Lot 30, Block 4362 of PORT
CHARLOTTE SUBDIVISION,
SECTION 71, according to the
plat thereof as recorded in Plat
Book 6, Page(s) 27A through
27L, of the Public Records of
Charlotte County, Florida

has been filed against you, and you are
required to serve a copy of your written
response, if any, to it on Aaron J. Backo,
Esq., plaintiff's attorney, whose address is
13801 D Tamiami Trail, North Port,
FL 34287 on or before March 14, 2022,

and to 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Administrative Ser-
vices Manager, whose office is located
at 350 E. Marion Avenue, Punta Gorda,
Florida 33950, and whose telephone
number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifica-
tion if the time before the scheduled ap-
pearance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

DATED on February 14, 2022.
ROGER D. EATON
CLERK OF THE CIRCUIT COURT
(SEAL) BY: B. Lackey
DEPUTY CLERK

Aaron J. Backo
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: 941/426-1193
Facsimile: 941/426-5413
Attorney for Plaintiff
Florida Bar No. 1025303
Feb. 25; Mar. 4, 11, 18, 2022
22-00178T

THIRD INSERTION

NOTICE OF ACTION FOR
TEMPORARY RELATIVE CUSTODY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE COUNTY,
FLORIDA
Case No. 21-1628-DR
NOTICE OF ACTION
FOR POSTING
IN RE: THE CUSTODY OF:
MELANIE GOODWIN and
PATRICK J. GOODWIN, JR.,
minor children;
BRUCE GOODWIN and JUDY
GOODWIN,
Husband and Wife;
Petitioners,
PATRICK J. GOODWIN, SR and
CANDACE BEDARD,
Respondents

TO: Patrick J. Goodwin Sr.
LKA 1648 Cordova Ave.
Holly Hill, FL 32117
Candace Bedard
Address unknown
YOU ARE NOTIFIED that an action
for Temporary Relative Custody has
been filed against you and that you are
required to serve a copy of your written
response, if any, to it to RAYMOND S.
GRIMM, ESQ., whose address is 3189
Bobcat Village Center Road, North
Port, FL 34288, on or before 3/19/2022,
and file the original with the clerk of
this Court at 350 E Marion Ave, Punta
Gorda, FL 33950, before service on Peti-
tioner or immediately thereafter. If you

fail to do so, a default may be entered
against you for the relief demanded in
the petition.

The minor children are identified as
follows:

Date of Birth	
Melanie Goodwin	November 2, 2006
Patrick J. Goodwin, Jr.	November 2, 2006

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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e-mailed
to the addresses on record at the clerk's
office.

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
DATED THIS 11 DAY OF February,
2022.

CLERK OF THE CIRCUIT COURT
(SEAL) By: Casey Forister
Deputy Clerk
Feb. 25; Mar. 4, 11, 18, 2022
22-00183T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-130-CP
Division Probate
IN RE: ESTATE OF
JEFFREY L. FRANKHOUSER a/k/a
JEFFREY LEE FRANKHOUSER
Deceased.

The administration of the estate of
Jeffrey L. Frankhouser a/k/a Jeffrey
Lee Frankhouser, deceased, whose
date of death was January 19, 2022,
is pending in the Circuit Court for
Charlotte County, Florida, Probate
Division, the address of which is 350 E.
Marion Avenue, Punta Gorda, Florida
33950. 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 PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must

file their claims with this court WITH-
IN 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 SEC-
TION 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 March 4, 2022.

Personal Representative:
Rebecca Alisa Zelt
f/k/a Rebecca Alisa Frankhouser
400 NW Gilman Blvd., Ste. 212
Issaquah, Washington 98027

Attorney for
Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
Attorney for Rebecca Alisa Zelt
KUHN'S LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
March 4, 11, 2022 22-00214T

SECOND INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE #: 20000544CA
DARIO A. GARAY,
Plaintiff, vs.
EARNEST A. HOLMES and
CORDELIA M. HOLMES, and
ANY UNKNOWN DESCENDANTS,
HEIRS OR WHO MAY HAVE
TAKEN TITLE BY OR THROUGH
EARNEST A. HOLMES and
CORDELIA M. HOLMES,
Defendant(s)

TO: The Unknown Heirs, Devisees,
Grantees, or other Claimants, any
and all Unknown Parties claiming by,
through and against the herein named
Defendants, Earnest A. Holmes and
Cordelia M. Holmes, whether said un-
known parties may claim an interest as
heirs, devisees, grantees, or other claim-
ants.

YOU ARE NOTIFIED that an action
to quiet title on the following property
in Charlotte County, Florida:
Lot 34, Rotonda Heights, ac-
cording to the plat thereof as re-
corded in Plat Book 8, Page 26-
A, Public Records of Charlotte
County, Florida.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses within 45 days after the
first publication, if any, on Law Office
of Grace Anne Glavin, P.A., Plaintiff's
attorney, whose address is 1511 East
State Road 434, Suite 2049, Winter
Springs, FL 32708 and file the original
with this Court, otherwise, a default will
be entered against you for the relief de-

manded in the Complaint.

This notice shall be published once a
week for four consecutive weeks in the
Business Observer.

Copies of all court documents in this
case, including orders, are available at
the Clerk of Circuit Court's office. You
may review these documents upon re-
quest.

You must keep the Clerk of Circuit
Court's office notified of your current
address. (You may file Designation of
Current Mailing and E-mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be mailed or e mailed
to the address on record at the clerk's
office.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative 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 sched-
uled 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: 2-23-22

CLERK OF THE CIRCUIT COURT
BY: B. Lackey (SEAL)
Deputy Clerk
Law Office of Grace Anne Glavin, P.A.
Plaintiff's attorney
1511 East State Road 434, Suite 2049
Winter Springs, FL 32708
Mar. 4, 11, 18, 25, 2022 22-00210T

SECOND INSERTION

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

CASE NO. 08-2022-CA-000113
BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF SALLY A.
CRAIG, DECEASED, et al.
Defendant(s),

TO: THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
SALLY A. CRAIG FKA SALLY A.
WARNKE, DECEASED,
whose residence is unknown if he/
she/they be living; and if he/she/they
be dead, the unknown defendants
who may be spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees, and all parties claiming an
interest by, through, under or against
the Defendants, who are not known to
be dead or alive, and all parties having
or claiming to have any right, title or
interest in the property described in the
mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:
LOT 7 AND LOT 8, BLOCK
F, PEACE RIVER SHORES,
UNIT 7, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 6, AT PAGE 7,
OF THE PUBLIC RECORDS
OF CHARLOTTE COUNTY,
FLORIDA
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before 3-30-22 /
(30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.

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, Adminis-
trative 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 im-
mediately upon receiving this notifica-
tion 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 the seal of
this Court at County, Florida, this 24th
day of February, 2022

CLERK OF THE CIRCUIT COURT
BY: B. Lackey (SEAL)
DEPUTY CLERK
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
21-106649 - SaB
March 4, 11, 2022 22-00212T

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

FOURTH INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No. 21-1539DR
Division: Domestic Relations
IN RE: The Marriage of: DANIA DOLORES MARTINEZ, Petitioner/Wife, and LUIS FERNANDO RIVERA, Respondent/Husband.
 TO: LUIS FERNANDO RIVERA
 LAST KNOWN ADDRESS: PUERTO CORTEZ, HONDURAS

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage With Children has been filed against you and that you are required to serve a copy of your written defenses to the Petition on DANIA DOLORES MARTINEZ, care of ERIC A. REYES, ESQUIRE at 1435 Collingswood Boulevard, Suite B, Port Charlotte, Florida 33948 on or before 3/8/22 and file the original with the Charlotte County Clerk of Circuit Court at 350 East Marion Avenue, Punta Gorda, Florida

33950 before service on Petitioner, through her counsel, 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 office of the Charlotte County Clerk of Circuit Court. You may review these documents upon request.

You must keep the Clerk of the Circuit Court notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.). Future papers in this lawsuit will be sent to you at the address of record at the Clerk's Office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure require certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 1/31/2022

Clerk of Circuit Court
 By: Casey Forister (SEAL)

Deputy Clerk

Feb. 18; 25; Mar. 4, 11, 2022
 22-00155T

FOURTH INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITHOUT CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No. 21-1725DR
Division: Domestic Relations
IN RE: The Marriage of: FREDDY ASENCIO, Petitioner/Husband, and LUISA ROSADO, Respondent/Wife.
 TO: LUISA ROSADO
 LAST KNOWN ADDRESS: PUERTO RICO

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage Without Children has been filed against you and that you are required to serve a copy of your written defenses to the Petition on FREDDY ASENCIO, care of ERIC A. REYES, ESQUIRE at 1435 Collingswood Boulevard, Suite B, Port Charlotte, Florida 33948 on or before 3/8/22 and file the original with the Charlotte County Clerk of Circuit Court at 350 East Marion Avenue, Punta Gorda, Florida

33950 before service on Petitioner, through her counsel, 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 office of the Charlotte County Clerk of Circuit Court. You may review these documents upon request.

You must keep the Clerk of the Circuit Court notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.). Future papers in this lawsuit will be sent to you at the address of record at the Clerk's Office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure require certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 1/31/2022

Clerk of Circuit Court
 (SEAL) By: Casey Forister

Deputy Clerk

Feb. 18; 25; Mar. 4, 11, 2022
 22-00157T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-90-CP
Division: Probate
IN RE: ESTATE OF DAVID CARTER HILSTON a/k/a DAVID C. HILSTON a/k/a DAVID HILSTON Deceased.

The administration of the Estate of David Carter Hilston a/k/a David C. Hilston a/k/a David Hilston, deceased, whose date of death was November 25, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 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 March 4, 2022.

Personal Representative:

Karen D. Hurst

2127 Broadpoint Dr.

Punta Gorda, FL 33983

Attorney for Personal Representative:

Tina M. Mays, Attorney

Florida Bar Number: 0726044

Mizell & Mays Law Firm, PA

331 Sullivan Street,

Punta Gorda, FL 33950

Telephone: (941) 575-9291/

Fax: (941) 575-9296

E-Mail: tmays@mizell-law.com

Secondary E-Mail:

ndotres@mizell-law.com

March 4, 11, 2022

22-00219T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-171-CP
Division: Probate
IN RE: ESTATE OF DAVID BART BINGHAM a/k/a DAVID B. BINGHAM Deceased.

The administration of the Estate of David Bart Bingham a/k/a David B. Bingham, deceased, whose date of death was November 12, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 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 March 4, 2022.

Personal Representative:

Susan Zander

3335 Lowman Ln.

Union Bridge, MD 21791

Attorney for

Personal Representative:

Tina M. Mays,

Attorney

Florida Bar Number: 0726044

Mizell & Mays Law Firm, PA

331 Sullivan Street,

Punta Gorda, FL 33950

Telephone: (941) 575-9291/

Fax: (941) 575-9296

E-Mail: tmays@mizell-law.com

Secondary E-Mail:

ndotres@mizell-law.com

March 4, 11, 2022

22-00217T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2022-CP-000091
Division: Probate
IN RE: ESTATE OF CARAMINE KELLAM, Deceased.

The administration of the estate of Caramine Kellam, deceased, whose date of death was January 4, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 March 4, 2022.

Personal Representatives:

Kellam White

1113 Phillips Park Drive

Mount Pleasant, NC 29464

Caramine White

1369 Botetourt Gardens

Norfolk, VA 23517

V. Somers White Farkas

2600 North Flagler Drive; #607

West Palm Beach, FL 33407

Attorney for Personal Representatives:

Forrest J. Bass, Attorney

Florida Bar No.: 68197

Farr Farr Emerich Hackett

Carr & Holmes PA

99 Nesbit Street

Punta Gorda, FL 33950

Telephone: (941)639-1158

Fax: (941)639-0028

E-Mail: fbass@farr.com

Secondary E-Mail:

msleeper@farr.com and

probate@farr.com

March 4, 11, 2022

22-00228T

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No. 22-000069-CA

KELLY M. TONYAN f/k/a KELLY M. FLETCHER, Plaintiff, vs.

CHARLES E. ARMENTROUT; GERRY TILLMAN; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the res which constitutes the subject matter of this action, and alleges as follows, Defendants.

To: CHARLES E. ARMENTROUT; GERRY TILLMAN; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the lands which constitute the subject matter of this action,

YOU ARE NOTIFIED that a suit seeking declaratory judgment and reformation of deed with regarding to the following-described parcel of property in Charlotte County, Florida: Lot 9, Block 1028, PORT CHARLOTTE SUBDIVISION, Section

14, a subdivision according to the plat thereof, as recorded in Plat Book 5, Pages 3A through 3E, 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 TAMSEN HAYS, Esq. of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 4th day of April, 2022, 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.

IMPORTANT

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 this 2-28-2022.

ROGER D. EATON

Clerk of the Court

By: B. Lackey (SEAL)

Deputy Clerk

TAMSEN HAYS, Esq.
 Wotitzky, Wotitzky, Ross & Young, P.A.,
 Plaintiff's attorney
 1107 West Marion Avenue, Unit 111
 Punta Gorda, Florida 33950
 March 4, 11, 18, 25, 2022 22-00209T

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA

CASE NO.: 18000288CA
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-EQ1 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ1, Plaintiff, vs.

MARK LINARES; JACQUELINE LINARES; SECTION 23, PROPERTY OWNER'S ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EQUIFIRST CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated February 22, 2022, and entered in Case No. 18000288CA of the Circuit Court of the 20th Judicial Circuit in and for Charlotte County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-EQ1 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ1, is Plaintiff and MARK LINARES; JACQUELINE LINARES; SECTION 23, PROPERTY OWNER'S ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EQUIFIRST CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.charlotte.realforeclose.com at 11:00 a.m. on the 25th day of April, 2022, the following described property as set forth in said

Final Judgment, to wit:

LOT 10, BLOCK 784, PUNTA GORDA ISLES, SECTION 23, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 2A THRU 224I, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 2104 Mazatlan Road, Punta Gorda, Florida 33983 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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, 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: 02/25/2022

Roger D. Eaton

As Clerk of said Court

By: (SEAL) B. Lackey

As Deputy Clerk

McCabe, Weisberg & Conway, LLC

3222 Commerce Place, Suite A

West Palm Beach, Florida, 33407

Telephone: (561) 713-1400

Email: FLpleadings@mwc-law.com

File No: 12-408751

March 4, 11, 2022

22-00211T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 21-001093-CP
Division: Probate
IN RE: ESTATE OF GEORGE D. HARMER, Deceased.

The administration of the estate of George D. Harmer, deceased, whose date of death was January 9, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 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 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 March 4, 2022.

Personal Representative

Kathy L. Favazza

22 Clearwater Road

Peabody, MA 01960

Cheyenne R. Young

Attorney for Personal Representative

Florida Bar Number: 0515299

Wotitzky, Wotitzky,

Ross & Young, P.A.

Attorneys at Law

1107 W. Marion Avenue, Unit #111

Punta Gorda, FL 33950

Telephone: (941) 639-2171

Fax: (941) 639-8617

E-Mail: cyoung@wotitzkylaw.com

Secondary E-Mail:

jackie@wotitzkylaw.com

March 4, 11, 2022

22-00220T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-172-CP
Division: Probate
IN RE: ESTATE OF EZRA A. HENDERSON a/k/a EZRA HENDERSON Deceased.

The administration of the Estate of Ezra A. Henderson a/k/a Ezra Henderson, deceased, whose date of death was May 5, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 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 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 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 March 4, 2022.

Personal Representative: