

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2022CP763**  
**IN RE: ESTATE OF DWYER F. WETZLER**  
**Deceased**

The administration of the Estate of DWYER F. WETZLER, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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:**  
**JAMES WM. KNOWLES**  
 2812 Manatee Ave W  
 Bradenton, FL 34205

Attorney for Personal Representative:  
**JAMES WM. KNOWLES**  
**KNOWLES BOUZIANE**  
**& SHAFFER PLLC**  
 Florida Bar No. 0296260  
 2812 Manatee Ave W  
 Bradenton, FL 34205  
 941-746-4454

March 11, 18, 2022 22-00368M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File Number: 2022 CP 000121 AX**  
**IN RE: ESTATE OF DEAN W. BOWLEY,**  
**Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of DEAN W. BOWLEY, deceased, File Number 2022 CP 000121 AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice 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 estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

**Personal Representative:**  
**Dianne Anderson**  
 1324 S. Lakeshore  
 Sarasota, FL 34231

Attorney for Personal Representative:  
 Laurie B. Sams, Esq.  
 Florida Bar No. 136001  
 Van Winkle & Sams, P.A.  
 3859 Bee Ridge Road, Suite 202  
 Sarasota, FL 34233  
 lauriesams@comcast.net  
 (941) 923-1685-Phone  
 (941) 923-0174-Fax

March 11, 18, 2022 22-00361M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2022-CP-0596**  
**IN RE: ESTATE OF MARY ELIZABETH LAFOLLETTE,**  
**Deceased.**

The administration of the estate of MARY ELIZABETH LAFOLLETTE, deceased, whose date of death was February 10, 2022, 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 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 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

**JOSEPH L. NAJMY**  
**Personal Representative**  
 6320 Venture Drive, Suite 104  
 Lakewood Ranch, FL 34202

Carolina Arias, Esq.  
 Attorney for Personal Representative  
 Florida Bar No. 1015218  
 Najmy Thompson, PL  
 6320 Venture Drive, Suite 104  
 Lakewood Ranch, FL 34202  
 Telephone: 941-907-3999  
 Email: carias@najmythompson.com  
 Secondary Email:  
 kwest@najmythompson.com  
 March 11, 18, 2022 22-00348M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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



Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the three-legged stool of government transparency



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would reduce the presence of public notices on the internet

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the essential elements of public notice:

- Accessibility
- Independence
- Verifiability
- Archivability

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in all 50 states

Types Of Public Notices

<b>Citizen Participation Notices</b>	<b>Commercial Notices</b>	<b>Court Notices</b>
<ul style="list-style-type: none"> <li>Government Meetings and Hearings</li> <li>Meeting Minutes or Summaries</li> <li>Agency Proposals</li> <li>Proposed Budgets and Tax Rates</li> </ul>	<ul style="list-style-type: none"> <li>Land and Water Use</li> <li>Creation of Special Tax Districts</li> <li>School District Reports</li> <li>Zoning, Annexation and Land Use Changes</li> </ul>	<ul style="list-style-type: none"> <li>Mortgage Foreclosures</li> <li>Name Changes</li> <li>Probate Rulings</li> <li>Divorces and Adoptions</li> <li>Orders to Appear in Court</li> </ul>
<ul style="list-style-type: none"> <li>Unclaimed Property, Banks or Governments</li> <li>Delinquent Tax Lists, Tax Deed Sales</li> <li>Government Property Sales</li> <li>Permit and License Applications</li> </ul>		

Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)  
 To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**FILE NO.: 2021-CP-003566-AX**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF ROBERT KREISLER,**  
**DECEASED.**

The administration of the Estate of ROBERT KREISLER, Deceased, whose date of death was January 27, 2021, File No.: 2021-CP-003566-AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of Court, Probate Division, 1115 Manatee Avenue West, 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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 the first publication of this notice is March 11, 2022.

**Personal Representative:**  
**MATTHEW KREISLER**  
 3338 Peachtree Road NE, #910  
 Atlanta, GA 30326

Attorney for Personal Representative:  
**JENNIFER A. MCCLAIN, ESQUIRE**  
 Florida Bar No.: 0446830  
**DENT & MCCLAIN, CHARTERED**  
 3415 Magic Oak Lane  
 Sarasota, FL 34232  
 Phone: (941) 952-1070  
 Fax: (941) 952-1094  
 E-Mail: [jmccain@dentmccain.com](mailto:jmccain@dentmccain.com)  
 March 11, 18, 2022 22-00365M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT TWELFTH JUDICIAL CIRCUIT MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2021CP-3597**  
**Division Probate**  
**IN RE: ESTATE OF HILDA M. MARTIN**  
**Deceased.**

The administration of the estate of Hilda M. Martin, deceased, whose date of death was January 22, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office 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 11, 2022.

**Stephen D. Spangler**  
**Personal Representative**  
 5833 Old Ranch Road  
 Sarasota, FL 34241

JILLIAN T. SPANGLER, ESQ.  
 FBN 118921  
 Boswell & Dunlap, LLP  
 Attorneys for Personal Representative  
 Post Office Drawer 30  
 Bartow, FL 33831  
 Telephone: (863) 533-7117  
 E-Mail: [jillian@bosdun.com](mailto:jillian@bosdun.com)  
 March 11, 18, 2022 22-00364M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022 CP 000723**  
Division Probate  
IN RE: ESTATE OF  
ROBERT P. MARTIN,  
Deceased.

The administration of the estate of Robert P. Martin, deceased, whose date of death was January 4, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1114 Manatee Avenue West, Bradenton, Florida. 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.

**Petitioner:**

**Kristina M. Martin**  
1404 Aqua Marine Blvd  
Avon Lake, Ohio 44012  
Attorney for Petitioner:  
John T. Griffin, Attorney  
Florida Bar Number: 0674281  
GRIFFIN & GRIFFIN  
7077 S. Tamiami Trail  
Sarasota, FL 34231  
Telephone: (941) 966-2700  
Fax: (941) 966-2722  
E-Mail: john@griffinelderlaw.com  
Secondary E-Mail:  
tish@griffinelderlaw.com  
March 11, 18, 2022 22-00347M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022 CP 509**  
Division Probate  
IN RE: ESTATE OF  
CANDICE LORAIN ANDERSON  
Deceased.

The administration of the estate of CANDICE LORAIN ANDERSON, deceased, whose date of death was January 14, 2022, 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 first publication of this notice is March 11, 2022.

**Personal Representative:**

**MICHELLE CAROL HARTMAN**  
15109 21st Avenue East  
Bradenton, Florida 34212  
Attorney for Personal Representative:  
JASON M. DEPAOLA  
E-mail Addresses: jmd@phkhlaw.com, beckyc@phkhlaw.com  
Florida Bar No. 0180040  
PORGES, HAMLIN,  
KNOWLES & HAWK, P.A.  
1205 Manatee Avenue West  
Bradenton, Florida 34205  
Telephone: (941) 748-3770  
March 11, 18, 2022 22-00350M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 22-CP-000396-MA**  
IN RE: ESTATE OF  
ROBERT JOSEPH HENSLE  
a/k/a ROBERT J. HENSLE,  
Deceased.

The administration of the estate of ROBERT JOSEPH HENSLE a/k/a ROBERT J. HENSLE, deceased, whose date of death was December 21, 2021, and whose Social Security Number is xxx-xx-9740, 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 11, 2022.

**Personal Representative:**

**CARLENE MELOY**  
Attorney for  
Personal Representative:  
LONDON L. BATES, ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 193356  
BATES | WALLACH  
P.O. Box 1213, Dunedin, FL 34697  
1022 Main Street, Suite K,  
Dunedin, FL 34698  
Telephone: (727) 734-8700  
Facsimile: (727) 734-8722  
Email: London@BatesWallach.com  
March 11, 18, 2022 22-00346M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-0598**  
IN RE: ESTATE OF  
EDWARD JOHN O'NEIL,  
also known as EDWARD J. O'NEIL,  
Deceased.

The administration of the estate of EDWARD JOHN O'NEIL, also known as EDWARD J. O'NEIL, deceased, whose date of death was January 27, 2022, 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 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.

**Personal Representative:**

**Vincent Terry Manzella**  
**Personal Representative**  
9211 13th Ave. Cir. N.W.  
Bradenton, FL 34209  
Jeffrey S. Goethe  
Attorney for Personal Representative  
Florida Bar No. 0861420  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: jgoethe@barneswalker.com  
Secondary Email:  
rbattle@barneswalker.com  
March 11, 18, 2022 22-00359M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2022 CP 508**  
Division Probate  
IN RE: ESTATE OF  
PARKER THOMAS ALLIS  
a/k/a PARKER T. ALLIS  
Deceased.

The administration of the estate of PARKER THOMAS ALLIS, deceased, whose date of death was November 24, 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 first publication of this notice is March 11, 2022.

**Personal Representative:**

**LISA C. ACKERMAN**  
5304 Bimini Drive  
Bradenton, Florida 34210  
Attorney for  
Personal Representative:  
JASON M. DEPAOLA  
E-mail Addresses: jmd@phkhlaw.com, beckyc@phkhlaw.com  
Florida Bar No. 0180040  
PORGES, HAMLIN,  
KNOWLES & HAWK, P.A.  
1205 Manatee Avenue West  
Bradenton, Florida 34205  
Telephone: (941) 748-3770  
March 11, 18, 2022 22-00349M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-0591**  
IN RE: ESTATE OF  
MARSHALL LEE SMITH, also  
known as MARSHALL L. SMITH,  
Deceased.

The administration of the estate of MARSHALL LEE SMITH, also known as MARSHALL L. SMITH, deceased, whose date of death was December 24, 2021, 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 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.

**Personal Representative:**

**Randolph L. Smith**  
**Personal Representative**  
8110 8th Terrace N.W.  
Bradenton, FL 34209  
Jeffrey S. Goethe  
Attorney for Personal Representative  
Florida Bar No. 0861420  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: jgoethe@barneswalker.com  
Secondary Email:  
rbattle@barneswalker.com  
March 11, 18, 2022 22-00356M

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on March 26, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:00 AM**

**Sale to be held at www.storagetreasures.com.**  
A06 - Deremer, Brandon; A09CC - Wagster, Shad; A36 - Nutting, Gretchen; B22 - RECORDS JR, MICHAEL; C19 - Collins, Mary; D06CC - Whitman, Eric; E17CC - Wilson, Samantha; E36 - Jamieson, Lawrence

**PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 10:15 AM**

**Sale to be held at www.storagetreasures.com.**  
A021 - barrientes, mary; A025 - Baker, Kenneth; A029 - Carroll, Brad; A045 - Devine, Ashley; A081 - Phillips, Arscilla; B002 - Baskin, Terry; B010 - Whaley, Shawn; B023 - Rodriguez, Jennifer; B029 - daley, Krystal; C006 - Taylor, Zachary; C012 - McGruder, Joseph; C018 - Armstrong, Dawn; C044 - Stokes, TaQuisha; C048 - Williams, Tamika; C054 - Quinn, Johnavia; C061 - Black, Baiance; C095 - Bogue, Brittany; C097 - Milton, Mercedes; C105 - Morris, Jacquelyn; D006 - Murray, Christopher; D045 - Miller, Thomas; D048 - scott, titinysha; D057 - Martinez, Joel; D062 - Dubois-martin, Tamara; D065 - Jackson, Lela; D072 - Wallace, Chasity; E028 - PAULEY, MONTANA; E041 - Dorsey, Ludeone; F007 - Johnson, Dean; F008 - Tucker, Jessica; F021 - Jackson, Jamica; F042 - Kinder, Warren; G006 - Furlow, Marcus; G014 - Novotny, Michael; G043 - Taylor, Amanda; H007 - Simms, Rachel; H019 - Jones, ivona; H029 - Daniels, Michael; H050 - Whitham, Tyler; J021 - Espinosa Zapata, Uriel; J022 - Edwards, Joshua; J044 - Little, Kyle; K014 - mayo, Sofia

**PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:30 AM**

**Sale to be held at www.storagetreasures.com.**  
0109 - Tori's Treasures and Records Monteleone, Michael P; 0311 - Diaz, Terri; 0322 - Houston, Ammie; 0433 - Gissendanner, Austonia; 0475 - Watkins, Crystal; 0527 - Williams, Samantha; 0611 - Dorsey, Vonshekkia; 0709 - Spencer, Timothy; 0710 - Clark, Shadiqua; 0713 - franco, Jaime; 0825 - Moore, Dominic; 0826 - Mitchell, Paula; 0829 - Ford, Lakisha; 0832 - clark, katie; 0844 - Keeher, Steven; 0847 - Mangual, Diana; 0849 - Yacin, Charlene; 2076 - Davis, Stephanie; 2124 - Wright, Tiera

**PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234, (941) 413-0887 Time: 10:45 AM**

**Sale to be held at www.storagetreasures.com.**  
1112 - Turner, Faye; 1264 - Mayo, Michael; B28B29 - Gamble, Greg; B55 - Giguere, Austin; D09 - Schuckers, James; D10 - Schuckers, James; F45 - Gamble, Doug; F53 - Gamble, Doug; G09 - Constantino, Alea; H12 - Phelps, Victoria; H23 - Churchill Gamble Enterprises LLC Churchill, Ken; H29 - Scott, Tyrone; H31 - Hall, George; L08 - Sanders, Vanessa; XX22 - King, James  
B102 - Caspers, Quwan; C132 - Wince, Candace; C161 - Savoy, Cheri; D107 - Whalen, Kathryn; E115 - Kunkle, Shelley; E120 - Bullock, Leon; E135 - Cyrus, Kathryn Weber; E136 - Trinidad, Bud; E153 - Pooley, William; F139 - mcgahey, Jannett; F143 - Demler, Zina  
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orangeco, Inc., 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
March 11, 18, 2022 22-00353M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022 CP 584**  
Division PROBATE  
IN RE: ESTATE OF  
VINCENT MICHAEL  
MULVANEY  
Deceased.

The administration of the estate of Vincent Michael Mulvaney, deceased, whose date of death was January 6, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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 11, 2022.

**Personal Representative:**

**Brian J. Mulvaney**  
21 Devore Road  
Flemington, New Jersey 08822  
Attorney for Personal Representative:  
Elizabeth J. Barber, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 0058183  
P.O. Box 52470  
Sarasota, FL 34232  
Telephone: (941) 879-9980  
Fax: (941) 263-8301  
E-Mail: liz@ebarberlaw.com  
Secondary E-Mail:  
sandy@ebarberlaw.com  
March 11, 18, 2022 22-00358M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO.: 2021CP003638AX**  
IN RE: ESTATE OF  
ERIC B. FOSTER SR.,  
Deceased.

The administration of the Estate of Eric B. Foster Sr., deceased, whose date of death was January 24, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. 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 11, 2022.

**Personal Representative:**

**Tequila Jordan**  
**c/o: Bennett Jacobs & Adams, P.A.**  
Post Office Box 3300  
Tampa, Florida 33601  
Attorney for  
Personal Representative:  
Linda Muralt, Esquire  
Florida Bar No.: 0031129  
Bennett Jacobs & Adams, P.A.  
Post Office Box 3300  
Tampa, Florida 33601  
Telephone: (813) 272-1400  
Facsimile: (866) 844-4703  
E-mail: LMuralt@bja-law.com  
March 11, 18, 2022 22-00363M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-0695**  
IN RE: ESTATE OF  
THOMAS C. NORWOOD,  
formerly known as THOMAS C.  
NOWOTARSKI,  
Deceased.

The administration of the estate of THOMAS C. NORWOOD, also known as THOMAS C. NOWOTARSKI, deceased, whose date of death was January 15, 2022, 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 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.

**Personal Representative:**

**James Ostrowski**  
**Personal Representative**  
11518 57th St. Cir. E.  
Parrish, FL 34219  
Jeffrey S. Goethe  
Attorney for Personal Representative  
Florida Bar No. 0861420  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: jgoethe@barneswalker.com  
Secondary Email:  
rbattle@barneswalker.com  
March 11, 18, 2022 22-00366M

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 22-CP-368**  
Division Probate  
IN RE: ESTATE OF  
ANNETTE MYLES  
Deceased.

The administration of the estate of Annette Myles, deceased, whose date of death was December 31, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Florida. 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:**

**/s/ Frank R. Myles**  
**Frank R. Myles**  
6326 Grand Oak Circle #106  
Bradenton, Florida 34203  
Attorney for Personal Representative:  
/s/ Rachel Albritton Lunsford  
Rachel Albritton Lunsford  
Florida Bar No. 268320  
BARNETT KIRKWOOD LONG  
KOCHE & FOSTER  
601 Bayshore Boulevard, Suite 700  
Tampa, Florida 33606  
Telephone: (813) 253-2020  
E-mail Address:  
rlunsford@barnettbolt.com  
Secondary E-mail Address:  
asuttmiller@barnettbolt.com  
March 11, 18, 2022 22-00367M

**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**

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 2019 CC 001517
EL CONQUISTADOR, VILLAGE 1, SECTION 3, CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

EDWARD A. MILLER; et al. Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated February 28, 2022,

and entered in Case No. 2019CC001517 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on April 6, 2022, the following described property:

UNIT 407, BUILDING C, EL CONQUISTADOR, VILLAGE 1, SECTION 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 690, PAGE 882, AND

AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 5, PAGES 73 THROUGH 75, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED 1/209TH SHARE IN AND TO THE FOLLOWING DESCRIBED PROPERTY: BEING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE

NORTH 89° 40' 29" WEST, ALONG THE NORTH LINE OF SAID SECTION 21, 1326.51 FEET; THENCE SOUTH 51° 43' 19" WEST, 1089.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 51° 43' 19" WEST, 342.09 FEET; THENCE NORTH 10° 45' 47" EAST, 222.82 FEET; THENCE SOUTH 88° 14' 13" EAST, 227.04 FEET TO THE POINT OF BEGINNING.

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 of the Court reports the surplus as unclaimed.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired,

call 711.
Dated this 3 day of March 2022.
NAJMY THOMPSON, P.L.
Kari L. Martin, Esq.
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com;
abaker@najmythompson.com
Attorney for Plaintiff
March 11, 18, 2022 22-00357M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA.

CIVIL DIVISION
CASE NO. 2019CA000970AX
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-10, Plaintiff, vs.
JASPER LAW; UNKNOWN SPOUSE OF JASPER LAW; UNKNOWN HEIRS OF JASPER LAW; WILLIE M. GRIFFIN A/K/A W. MACK GRIFFIN; CAROLYN E. GRIFFIN A/K/A CARLYN GRIFFIN; V.M. CALDERON, INC. PROFIT SHARING PLAN AND

TRUST; AMERICAN MOMENTUM BANK SUCCESSOR BY MERGER TO LANDMARK BANK OF FLORIDA; PANTHER RIDGE II HOMEOWNERS' ASSOCIATION, INC.; FOXWOOD AT PANTHER RIDGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY, UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated

March 5, 2022, and entered in Case No. 2019CA000970AX of the Circuit Court in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-10 is Plaintiff and JASPER LAW; UNKNOWN SPOUSE OF JASPER LAW; UNKNOWN HEIRS OF JASPER LAW; WILLIE M. GRIFFIN A/K/A W. MACK GRIFFIN; CAROLYN E. GRIFFIN A/K/A CARLYN GRIFFIN; V.M. CALDERON, INC. PROFIT SHARING PLAN AND TRUST; AMERICAN MOMENTUM BANK SUCCESSOR BY MERGER TO LANDMARK BANK OF FLORIDA; PANTHER RIDGE II HOMEOWNERS' ASSOCIATION, INC.; FOXWOOD AT PANTHER RIDGE HOMEOWNERS ASSOCIA-

TION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY, UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on April 7, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

TRACT 40, IN SECTION 20, TOWNSHIP 35 SOUTH, RANGE 20 EAST, POMELLO PARK, AS PER PLAT

FIRST INSERTION

THEREOF RECORDED IN PLAT BOOK 6, PAGE 61, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS PLATTED ROAD RIGHTS-OF-WAY.

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 PROVIDED HEREIN.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED 3/7/22.
By: s/Jeffrey M. Seiden, Esq.
Jeffrey M. Seiden
Florida Bar No.: 57189
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
March 11, 18, 2022 22-00341M

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

Case No. 2022 CC 1119
EL RANCHO VILLAGE, INC., d/b/a VILLAGE ON THE GREENS, a Florida not-for-profit corporation, Plaintiff, v.
VITO MALDERO, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, AND TRUSTEES OF VITO MALDERO, Defendants.

TO: VITO MALDERO
508 44th Avenue East, Unit K-47
Bradenton, FL 34203
THE UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, AND TRUSTEES OF VITO MALDERO
508 44th Avenue East, Unit K-47
Bradenton, FL 34203

YOU ARE NOTIFIED that an action to foreclose a lien on the following described property in Manatee County, Florida:

Unit #K-47 of EL RANCHO VILLAGE, a Residential Coop-

erative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1579, Pages 5501-5554, of the Public Records of Manatee County, Florida, together with Membership Certificate #Lot K47 of EL RANCHO VILLAGE, INC., a Florida non-profit corporation, together with 1962 Travoy Motor Home VIN: 24624.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on James C. Turffis, Esq., Attorney for Plaintiff, Porges, Hamlin, Knowles & Hawk, P.A., 1205 Manatee Avenue West, Bradenton, FL 34205 (941) 748-3770, within thirty (30) days from first date of publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County:

If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney,

you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED this 3 day of March, 2022.
ANGELINA M. ("ANGEL") COLONNESO
Clerk of Court
(SEAL) By: Kris Gaffney
Deputy Clerk

James C. Turffis, Esq., Attorney for Plaintiff, Porges, Hamlin, Knowles & Hawk, P.A., 1205 Manatee Avenue West, Bradenton, FL 34205 (941) 748-3770
March 11, 18, 2022 22-00344M

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO. 2021 CA 005034
DALE HOFFNER, as Trustee of the Mildred H. Pape Revocable Trust dated April 20, 1990 as Amended and Restated, Plaintiff, v.

MARY ANN DUMONT WATSON, JAMES ILIFF DUMONT, KARLEEN ELIZABETH DUMONT BECKER, JOHN VICTOR DUMONT, GREGORY LEWIS GUNTHER, MARSHA JEANNE GUNTHER HALL, ROBERT OTTO DOMITZ, LAURA ROSE DOMITZ, GENEVIEVE M. DOMITZ SWEENEY, PATRICIA DOMITZ PIRO, HOWARD ALAN DOMITZ, JR., ARNE H. KALMA, JR., FREDERICK JULIUS KALMA, BRENDA ANN BAHNSON GONSALVES, BRIAN JAMES BAHNSON, JANICE VOLCKER ZIMA, JAMES PAUL VOLCKER, Defendants.

To: Defendants:
Gregory Lewis Gunther
Marcia Jeanne Gunther Hall, a/k/a Marsha Jeanne Gunther
Mark Stephen Gunther

YOU ARE NOTIFIED that an Amended Complaint containing an action for Declaratory Judgment to construe the provisions of the Mildred H. Pape Revocable Trust dated April 20, 1990, as amended and restated by the Sixth Restated Agreement of Trust dated September 10, 2005, as amended by the First Amendment to the Sixth Restated Agreement of the Mildred H. Pape Revocable Trust dated October 14, 2008 (the "Trust") and to determine the persons or entities who are entitled to receive the remaining fifteen percent of the trust assets set forth in Article VI, Paragraph B of the Trust has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kimberly A. Bald, Esquire, counsel for Plaintiff, Dale Hoffner, as Trustee of the Mildred H. Pape Revocable Trust dated April 20, 1990, as Amended and Restated, whose address is Harlee & Bald, P.A., 202 Old Main Street, Bradenton, Florida 34205 on or before April 20, 2022, and file the original with the Clerk of the Court of this Circuit 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. In and for Manatee County:

If you cannot afford an attorney, contact

Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED: 3/2, 2022.
ANGELINA "ANGEL" COLONNESO
Clerk of Court
(SEAL) By: Kris Gaffney
as Deputy Clerk

Kimberly A. Bald, Esquire, Harlee & Bald, P.A., 202 Old Main Street, Bradenton, Florida 34205
March 11, 18, 2022 22-00343M

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CIVIL DIVISION
Case No.: 21-CA-000523
CITY OF BRADENTON, Plaintiff, v.
BETTY BROWN, UNKNOWN PERSON IN POSSESSION OF THE PROPERTY, CLERK OF THE CIRCUIT COURT, MANATEE COUNTY, FLORIDA, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated January 8, 2022 and entered in Case No. 21-CA-000523 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Betty Brown, Unknown Person in Possession of the Property, Clerk of the Circuit Court, Manatee County, Florida is/are the Defendant(s). Angelina Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on April 21, 2022 the following described properties set forth in said Final Judgment to wit:

A tract of land in the NW 1/4 of Section 31, Township 34 South, Range 18 East, Manatee County, Florida; being in the NW corner of a tract owned by New Systems Construction and Development Corporation and recorded in O.R. Book 514, Pages 365 and 366, Public Records of Manatee County, Florida; more particularly described as follows: Commence at the NW corner of Section 31, Township 34 South, Range 18 East; thence South along the West line of said Section 31 a distance of 1404.3 feet; thence N89°18'33"E a distance of 28.44 feet to the existing Easterly right of way line of 15th Street East for a Point of Beginning, said P.O.B. being the NW corner of the aforementioned New Systems Construction and Development Corporation Property;

thence continue N89°18'33"E a distance of 122.56 feet; thence S01°16'14"W a distance of 82.33 feet; thence N88°43'46"W a distance of 120.00 feet to the aforementioned Easterly right-of-way line of 15th Street East; thence N00°32'10"W along said Easterly right-of-way line of 15th Street East a distance of 81.13 feet to the Point of Beginning. N/K/A

Lot 1, KINGSTON ESTATES, according to the plat thereof recorded in Plat Book 16, Page 32, of the Public Records of Manatee County, Florida. Property No.: 1375010053 Address: 1307 15th St E., Bradenton, FL 34208

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated in Manatee County, Florida, on March 8, 2022.
Weidner Law, P.A.
Counsel for the Plaintiff
250 Mirror Lake Dr. N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
March 11, 18, 2022 22-00362M

FIRST INSERTION

Notice is hereby given that RYAN CRAWFORD, OWNER, desiring to engage in business under the fictitious name of CRAWFORD ADVENTURES located at 4103 24TH ST W, #212, BRADENTON, FLORIDA 34205 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 11, 2022 22-00342M

FIRST INSERTION

Notice Is Hereby Given that West Florida Cardiology Network, LLC, 2010 59th Street West, Suite 4200, Bradenton, FL 34209, desiring to engage in business under the fictitious name of HCA Florida Heart Institute, with its principal place of business in the State of Florida in the County of Manatee will file an Application for Registration of Fictitious Name with the Florida Department of State.
March 11, 2022 22-00352M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2022CP000363CPAXMA
IN RE: ESTATE OF MATILDE DE LA CARIDAD ANELLO, Deceased

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the Estate of Matilde De La Caridad Anello, deceased, File No. 2022CP-000363CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The name and address 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 unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with the clerk of the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205 ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the estate of the decedent, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Dated at Manatee County, Florida this 22nd day of February, 2022.

JOSE L. ANELLO
Personal Representative
312 West Lake Dr.
Sarasota, FL 34232
/s/ M. Barbara Amaro
M. BARBARA AMARO ESQ.
Attorney for
Personal Representative
FBN 611298
8950 SW 74 Court, Suite 2201
Mailbox A-19
Miami, FL 33156
(305) 384-7213
(888) 508-5215 Fax
Barbara@AmaroProbateLaw.com
March 11, 18, 2022 22-00360M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 03/29/2022 11:00 AM, the following Personal Property will be sold at public auction pursuant to F.S.715.109:
1969 NEWM VIN# 328913
Last Known Tenants: Thomas E. Young & Percival Alfonso Brown
Sale to be held at: Bradenton Tropical Palms Inc.2310 14th St. W Bradenton, FL 34205 (Manatee County) 941-748-7423
March 11, 18, 2022 22-00370M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 03/29/2022 11:00 AM, the following Personal Property will be sold at public auction pursuant to F.S.715.109:
1969 NEWM VIN# 328913
Last Known Tenants: Thomas E. Young & Percival Alfonso Brown
Sale to be held at: Bradenton Tropical Palms Inc.2310 14th St. W Bradenton, FL 34205 (Manatee County) 941-748-7423
March 11, 18, 2022 22-00370M

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-000220
IN RE: ESTATE OF KATERINA ANNARAUD, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of KATERINA ANNARAUD, deceased, File Number 2022-CP-000220, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, Bradenton, FL 34206; that the decedent's date of death was January 3, 2022; that the total value of the estate is miscellaneous tangible personal property with an estimated value of \$1,000 and a final paycheck from the University of South Florida with an estimated value of \$25,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JAY SCHROCK
5601 Dunrobin Dr., Apt. 5102
Sarasota, FL 34235
NATALIA VELIKOVA AS TRUSTEE OF THE KATERINA TRUST AGREEMENT
DATED JANUARY 25, 2018, AS AMENDED
11507 Utica Ave.
Lubbock, TX 79424

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice:
JAY SCHROCK
5601 Dunrobin Dr., Apt. 5102
Sarasota, FL 34235

Attorney for Person Giving Notice:
ELIZABETH P. DIAZ
Attorney for Petitioner
Florida Bar No. 92847
Williams Parker Harrison
Dietz & Getzen
200 South Orange Avenue
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email Addresses for service:
Primary: ediaz@williamsarker.com
Secondary:
awynn@williamsarker.com
March 11, 18, 2022 22-00351M

FIRST INSERTION

Notice is hereby given that ANTHONY CHRISTOPHER, OWNER, desiring to engage in business under the fictitious name of TEA SEA COMPANY located at 4916 26TH ST WEST, STE 161, BRADENTON, FLORIDA 34207 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
March 11, 2022 22-00354M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of One Way Ministries International located at 2605 72nd Ave, #1221 in the City of Ellenton, Manatee County, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 2nd day of March, 2022.  
One Way Family Church, Inc.  
March 11, 2022 22-00355M

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 2022-CP-000349  
IN RE: ESTATE OF SHIRLEY JOAN GREGORY A/K/A S. JOAN GREGORY A/K/A JOAN GREGORY A/K/A SHIRLEY GREGORY, DECEASED.

The administration of the estate of SHIRLEY JOAN GREGORY A/K/A S. JOAN GREGORY A/K/A JOAN GREGORY A/K/A SHIRLEY GREGORY, deceased, whose date of death was September 30, 2021 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 4, 2022.

Personal Representative: REBECCA LYNN HELMER 4840 5th Ave. Dr West Palmetto, FL 34421

Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Ste. A Bradenton, Florida 34209 Telephone: (941) 747-9191 Facsimile: (941) 747-1221 Email: jackmanplendings@gmail.com March 4, 11, 2022 22-00309M

FIRST INSERTION

NOTICE OF JUDICIAL SALE Pursuant to Section 45.031(1) of the Florida Statutes IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

Case No. 2021-CC-009032 COLONIAL MANOR MHC HOLDINGS, LLC, d/b/a COLONIAL MOBILE MANOR, Plaintiff, vs. DWAIN LEE PARROTT and ANY UNKNOWN TENANT(S), Defendants.

TO WHOM IT MAY CONCERN: Notice is hereby given pursuant to the Final Judgment for Damages and Judicial Sale entered on February 28, 2022 in Case No. 2021-CC-009032 of the County Court in and for Manatee County, Florida in which COLONIAL MANOR MHC HOLDINGS, LLC is the Plaintiff and DWAIN LEE PARROTT and UNKNOWN TENANT(S) are the Defendants, I, THE CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF MANATEE COUNTY, will sell at public sale the following property:

1986 Palm Trailers Double Wide Mobile Home, VIN No. 40650259AV Title No. 0044231744 and VIN No. 40650259BV, Title No.

0044231742. The sale will be held on the 12th of April, 2022 at 11:00 a.m. to the highest bidder for cash at the Manatee County Judicial Center, 1051 Manatee Avenue West, at the Clerk/Cashier Annex, Second Floor, Room 2700, in accordance with §45.031 of the Florida Statutes.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED ON 3/7, 2022. ANGELINA 'ANGEL' COLONNESO Manatee County Clerk of Courts and Comptroller (SEAL) By: Kris Gaffney Deputy Clerk

William C. Price, III, Esquire, Florida Bar No. 0333824 WILLIAM C. PRICE, III, P.A. 522 Twelfth Street West, Bradenton, FL 34205 March 11, 18, 2022 22-00345M

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP587 IN RE: ESTATE OF MARY P. GENTILE Deceased

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST ABOVE ESTATE

You are hereby notified that the summary administration of the Estate of Mary P Gentile, whose date is January 28, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206; that the assets of this estate consist only of Homestead and Exempt Property, and that the name and address of those to whom it will be assigned by court order are:

Deborah L. Porter, daughter, 5208 14th Ave Dr W, Bradenton, FL 34209

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 4, 2022.

Person Giving Notice: DEBORAH L PORTER 5208 14th Ave Dr W Bradenton, FL 34209

Attorney for Person Giving Notice: JAMES WM. KNOWLES KNOWLES BOUZIANE & SHAFFER PLLC Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 March 4, 11, 2022 22-00312M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 590 IN RE: ESTATE OF Richard Dennis O'Neill Deceased.

The administration of the estate of Richard Dennis O'Neill, deceased, whose date of death was October 5th, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP 463 Division Probate IN RE: ESTATE OF: MATTHEW JAY ZEHR, SR. Deceased.

The administration of the estate of MATTHEW JAY ZEHR, SR., deceased, whose date of death was January 20, 2022; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. 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 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 4, 2022.

MATTHEW JAY ZEHR, JR. Personal Representative 4116 Palau Drive Sarasota, FL 34241

Dave M. Evans, Jr. Attorney for Personal Representatives Email: devans@hgreglee.com Florida Bar No. 1013511 LEE & EVANS, P.A. 2601 Cattleman Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Facsimile: (941) 965-1492 March 4, 11, 2022 22-00313M

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 LIESVELD RISK CONTROLS & INVESTIGATIONS : Located at 6304 Sun Eagle Ln : Manatee County in the

City of Bradenton : Florida, 34210-4129 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Bradenton Florida, this March day of 09, 2022 LIESVELD STEVEN  
March 11, 2022 22-00369M

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No.: 21-CP-001708 IN RE: ESTATE OF DIANE THOMPSON GRAHAM a/k/a DIANE GRAHAM, Deceased.

The ancillary administration of the estate of Diane Thompson Graham a/k/a Diane Graham, deceased, whose date of death was November 21, 2020, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the co-personal representatives and the co-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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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.

Signed this 1st day of March, 2022. /s/ Wendy Hind Wendy Hind, Co-Personal Representative 50 Hillcrest Drive Cambridge, Ontario N1S 3M2 /s/ Lindsay Hartley Lindsay Hartley, Co-Personal Representative 42 Chelsea Lane King City, Ontario L7B 1E6 By: /s/ Matthew A. Linde Matthew A. Linde, Esq. FL Bar No.: 528791 LINDE LAW GROUP 12693 New Brittany Blvd. Fort Myers, FL 33907 (239) 939-7100 Telephone (239) 939-7104 Facsimile malinde@lindelawgroup.com courtfilings@lindelawgroup.com Attorneys for Co-Personal Representatives March 4, 11, 2022 22-00314M

THIRD INSERTION

NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2022 DR 649 IN THE MATTER OF THE ADOPTION OF ZOEY NICOLE BARTZ, Adoptee.

TO: CASEY MARIE HERMAN DOB: FEBRUARY 19, 1989 Age: 33 Race: WHITE Hair Color: BLONDE Eye Color: BLUE Height: 5'7" Weight: 130LBS Date of Birth of minor child: June 23, 2016 Place of Birth of minor child: Oakland County, Michigan

YOU ARE NOTIFIED that an action for PETITION FOR ADOPTION BY RELATIVE AND TERMINATION OF PARENTAL RIGHTS. You are required to serve a copy of your written defenses, if any, to this action on Tinley M. Rudd, Esquire, Petitioner's attorney, whose address is 2127 Ringling Blvd., Suite 103, Sarasota, FL 34237, on or before MARCH 18, 2022, and file the original with the clerk of this court at Manatee County Courthouse, 1115 Manatee Ave. W. Bradenton, Florida 34205, either

before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

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 the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED this 18 day of FEBRUARY, 2022.

ANGELINA 'ANGEL' COLONNESO, CLERK OF COURT (SEAL) By: Connie Hoatland Deputy Clerk

Tinley M. Rudd, Esquire Petitioner's attorney 2127 Ringling Blvd., Suite 103, Sarasota, FL 34237 Feb. 25; Mar. 4, 11, 18, 2022 22-00279M

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

Case No. 2022 CA 244 ESTATE OF JOSEPH D. TURNER Terri Slider, Personal Representative Plaintiff vs.

Patricia A. Mizell, formerly known as Patricia A. Wright, deceased; all unknown Parties claiming by, through, under or against the Herein named Defendants, who are not known to be Dead or alive, whether said unknown parties claim As heirs, devisees, grantees, assignees, lienors, Creditors, trustees, spouses or other claimants; and all parties having or claiming to have any right, title or interest in the property herein described Defendants TO: Patricia A. Mizell, formerly known as Patricia A. Wright and Unknown Heirs of Patricia A. Mizell, f/k/a Patricia A. Wright

YOU ARE NOTIFIED that an action to Quiet Title for Real Property located in Manatee County, Florida has been filed against you in the Twelfth Judicial Circuit of Manatee County, Florida and you are required to serve a copy of your written defenses, if any, to it on JAMES WM. KOWLES, ESQ., the Plaintiff's attorney, whose address is 2812 Manatee Avenue West, Bradenton, FL 34205, and file the original with the clerk of this court at P O Box 25400, Bradenton, FL 34206 no later than 3/25/2022 either before service on the plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the petition.

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

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated: 2/11/2022 Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) By Kris Gaffney Deputy Clerk

JAMES WM. KOWLES, ESQ. the Plaintiff's attorney 2812 Manatee Avenue West Bradenton, FL 34205 941-746-4454 Feb. 18, 25; Mar. 4, 11, 2022 22-00258M

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2021CP4109 Division PROBATE IN RE: ESTATE OF FAYE F. MOERDER, Deceased.

The administration of the estate of Faye F. Moerder, deceased, whose date of death was August 9th, 2020, 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 first publication of this notice is March 4, 2022.

ROBERT W. DARNELL ATTORNEY AT LAW Attorneys for Personal Representative 2639 FRUITVILLE ROAD, SUITE 201 SARASOTA, FL 34237 Telephone: (941) 365-4950 Florida Bar No. 0611999 March 4, 11, 2022 22-00306M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412022CP000393 AX IN RE: ESTATE OF DANIEL JOSEPH KOSS Deceased.

The administration of the estate of DANIEL JOSEPH KOSS, deceased, whose date of death was January 10, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 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 Representatives: james g koss (Feb 23, 2022 09:59 CST) James G. Koss 12805 W 100th Terrace Lenexa, Kansas 66215 Mary Jo Pippenger (Feb 23, 2022 12:26 EST) Mary Jo Pippenger 5011 E Fountain Dr. St. Cloud, FL 34772

Attorney for Personal Representative: KYLE BELZ, ESQ. KYLE J. BELZ, ESQUIRE Florida Bar Number: 112384 955 E. Del Webb Blvd. Suite 101B Sun City Center, FL 33573 Telephone: (813) 296-1296 Fax: (813) 296-1297 E-Mail: kylebelz@belzlegal.com SecondaryE-Mail: paralegal@belzlegal.com March 4, 11, 2022 22-00303M

OFFICIAL COURT HOUSE WEBSITES:

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

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

Business Observer LV10245

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 2022-CP-0261  
IN RE: ESTATE OF  
CHARLES R. LEWIS  
Deceased.

The administration of the estate of Charles R. Lewis, deceased, whose date of death was December 1, 2021, 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 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/ Alexander A Stewart  
Alexander A. Stewart  
1201 6th Avenue West, Suite 100  
Bradenton, Florida 34205  
Attorney for Personal Representative:  
/s/ Alexander A Stewart  
Alexander A. Stewart, Attorney  
Florida Bar Number: 122110  
Stewart Estate Law, PLLC  
1201 6th Avenue West, Suite 100  
Bradenton, Florida 34205  
Telephone: (941) 217-7654  
E-Mail: alex@stewartestatelaw.com  
March 4, 11, 2022 22-00335M

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 2022 CP 000210  
IN RE: ESTATE OF  
DORCEY LOUISE POTRAS  
Deceased.

The administration of the estate of DORCEY LOUISE POTRAS, deceased, whose date of death was July 3, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. 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 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:**  
TERA DAY  
P.O. Box 123  
Cornish, Maine 04020  
Attorney for Personal Representative:  
JOHN FERRARI, JR., Attorney  
Florida Bar Number: 111132  
Ferrari, Butler & Moneymaker, PLLC  
2477 Stickney Point Road, Suite 107B  
Sarasota, Florida 34231  
Telephone: (941) 960-1676  
Fax: (941) 296-8656  
E-Mail: johnf@elderlegalf.com  
Secondary E-Mail:  
pollyb@elderlegalf.com  
March 4, 11, 2022 22-00308M

## SECOND INSERTION

NOTICE OF SALE UNDER  
F.S. CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA

CASE NO.: 2013-CA-002269

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT 2007-0A5, Plaintiff, v. ROLAND M. GIBSON JR. AND SABRINA R. GIBSON, ET AL., Defendant(s).**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure dated November 25, 2014 and the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated February 7, 2022, in the above-styled cause, the Clerk of Circuit Court Angelina "Angel" Colonnese, shall sell the subject property at public sale on the 23rd day of March, 2022, at 11 am to the highest and best bidder for cash, at www.manatee.realforeclose.com on the following described property:

LOT 23, LAKEWOOD RANCH COUNTRY CLUB VILLAGE,

## SECOND INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY  
IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
CASE: 22-CC-531

**MIRAMAR AT LAKEWOOD RANCH CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. JOHN GUY; UNKNOWN SPOUSE OF JOHN GUY; AND UNKNOWN TENANT(S), Defendant.**

TO: JOHN GUY  
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

Unit 201, Building 3, MIRAMAR LAGOONS AT LAKEWOOD RANCH, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 2038, Page 6911, et seq., and as it may be amended of the Public Records of Manatee County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Property Address: 8405 Miramar Way, Lakewood Ranch, FL 34202  
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Land-

SUBPHASE G a/k/a WEST-CHESTER, ACCORDING TO PLAT RECORDED IN PLAT BOOK 34, PAGES 17 THROUGH 22 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
Property Address: 6954 Westchester Circle, Bradenton, FL 34202.

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 within 60 days after the sale.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated: February 18, 2022.  
/s/ Samantha Darrigo, Esquire  
Samantha Darrigo, Esquire  
Florida Bar No.: 0092331  
sdarrigo@bitman-law.com  
svanegas@bitman-law.com  
255 Primera Blvd., Suite 128  
Lake Mary, Florida 32746  
Attorneys for Plaintiff  
March 4, 11, 2022 22-00299M

## SECOND INSERTION

mark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the 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.

In and for Manatee County:  
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the 28 day of February, 2022

Angelina "Angel" Colonnese, Clerk of Circuit and County Courts (SEAL) By: Kris Gaffney Deputy Clerk

MANKIN LAW GROUP,  
Attorneys for Plaintiff,  
2535 Landmark Drive, Suite 212,  
Clearwater, FL 33761  
March 4, 11, 2022 22-00301M

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT, IN AND  
FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION

CASE NO. 2021CA003791AX  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. WELLESLEY HANNAH, JR. A/K/A WELLESLEY A. HANNAH, JR.; UNKNOWN SPOUSE OF WELLESLEY HANNAH, JR. A/K/A WELLESLEY A. HANNAH, JR.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HIGHLAND LAKES/BRADENTON OWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed January 24, 2022 and entered in Case No. 2021CA003791AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST IS Plaintiff and WELLESLEY HANNAH, JR. A/K/A WELLESLEY A. HANNAH, JR.; UNKNOWN SPOUSE OF WELLESLEY HANNAH, JR. A/K/A WELLESLEY A. HANNAH, JR.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HIGHLAND LAKES/BRADENTON OWNERS ASSOCIATION, INC.; are

defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on March 30, 2022, the following described property as set forth in said Final Judgment, to wit:  
LOT 74, HIGHLAND LAKES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 136 THROUGH 140, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
Dated: February 28, 2022.  
CLERK OF THE COURT  
Honorable Angelina M. Colonnese  
1115 Manatee Avenue West  
Bradenton, Florida 34205-7803  
(SEAL) By: Kris Gaffney  
Deputy Clerk

Jennifer M. Scott  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
March 4, 11, 2022 22-00300M

## SECOND INSERTION

NOTICE OF PUBLIC SALE:

THE LOCK UP SELF STORAGE at 115 Manatee Ave W, Bradenton, Florida, 34205 will sell the contents of the following units to satisfy a lien to the highest bidder on March 23rd 2022 by 1:30 PM at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2112 Allison Sampson  
March 4, 11, 2022 22-00318M

## THIRD INSERTION

NOTICE OF ACTION FOR PUBLICATION  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA

CASE NO.: 2022 DR 649  
**IN THE MATTER OF THE ADOPTION OF ZOEY NICOLE BARTZ, Adoptee.**

TO: WESTON THOMAS BARTZ  
DOB: MARCH 13, 1990

Age: 32  
Race: WHITE  
Hair Color: BROWN  
Eye Color: HAZEL  
Height: 6'  
Weight: 200 LBS  
Date of Birth of minor child: June 23, 2016  
Place of Birth of minor child: Oakland County, Michigan

YOU ARE NOTIFIED that an action for PETITION FOR ADOPTION BY RELATIVE AND TERMINATION OF PARENTAL RIGHTS. You are required to serve a copy of your written defenses, if any, to this action on Tinley M. Rudd, Esquire, Petitioner's attorney, whose address is 2127 Ringling Blvd., Suite 103, Sarasota, FL 34237, on or before MARCH 18, 2022, and file the original with the clerk of this court at Manatee County Courthouse, 1115 Manatee Ave. W. Bradenton, Florida 34205, either

before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

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 the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED This 18 day of FEBRUARY, 2022.

ANGELINA "ANGEL" COLONNESO,  
CLERK OF COURT  
(SEAL) By: Connie Hoatland  
Deputy Clerk

Tinley M. Rudd, Esquire,  
Petitioner's attorney  
2127 Ringling Blvd., Suite 103,  
Sarasota, FL 34237  
Feb. 25; Mar. 4, 11, 18, 2022  
22-00280M

## SECOND INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
CIVIL ACTION

CASE NO.: 41-2019-CA-005161  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ROBERT W. HOUGHTON, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 30, 2021, and entered in Case No. 41-2019-CA-005161 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, is the Plaintiff and Robert W. Houghton, United States of America Acting through Secretary of Housing and Urban Development, Unknown Party#1 N/K/A Lora White, Unknown Party#2 N/K/A Marty Loeman, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the March 24, 2022 the following described property as set forth in said Final Judgment of Foreclosure:  
LOT 11 AND THE EAST 7 FEET

OF LOT 10, BLOCK 7, POINCIANA PARK FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 68 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

A/K/A 3306 16TH AVE. WEST BRADENTON FL 34205  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 25 day of February, 2022.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Charline Calhoun  
Charline Calhoun  
Florida Bar #16141  
CT - 19-019039  
March 4, 11, 2022 22-00332M

## SECOND INSERTION

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

CASE NO. 41-2022-CA-000035  
**SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. ELMER O. STENNES, JR., et. al, Defendant(s).**

TO: ELMER O. STENNES, JR., and UNKNOWN SPOUSE OF ELMER O. STENNES, JR., whose residence is unknown 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:

APARTMENT M-24, BUILDING M, THE THIRD BAYSHORE CONDOMINIUM, SECTION 19, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 496, PAGES 44 THROUGH 56, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before /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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

In and for Manatee County:  
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court at County, Florida, this 28 day of FEBRUARY, 2022.

Angelina Colonnese  
Manatee County Clerk of  
The Circuit Court  
(SEAL) BY: Kris Gaffney  
DEPUTY CLERK

Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
21-112371  
March 4, 11, 2022 22-00302M

## 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. Freemon, 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@lutzboboto.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,**  
**GRANTEES, 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, GRANTEES, 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, is 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 Congress 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 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.

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:**  
**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 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 \$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**
<b>DiVosta Parcel</b>					
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
	<b>1,000</b>	<b>\$40,737,475.46</b>			

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

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the 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.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 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  
 and glendahaskell@paveselaw.com  
 March 11, 18, 2022 22-00242T

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**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 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.

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 & Berntsson, 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 ACIA 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 Business Observer

FIRST INSERTION

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

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

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

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

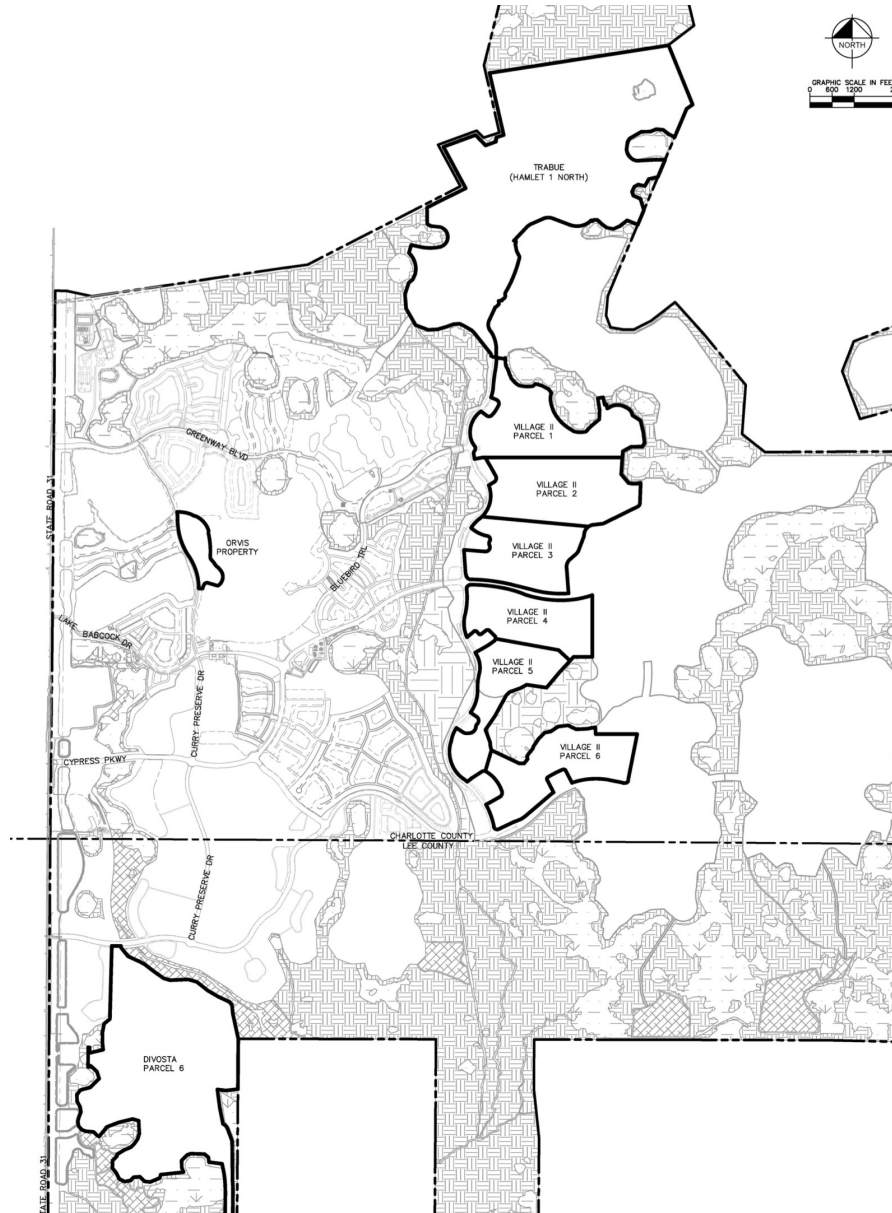
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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
	<b>180</b>	<b>\$6,019,352.28</b>			

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

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, **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 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:**  
 /S/Craig Wrathell Secretary  
 /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) 701-0010 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**

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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\*\*. Rows include Village 2 Parcel 6, 50' units, and Twin Villa units.

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

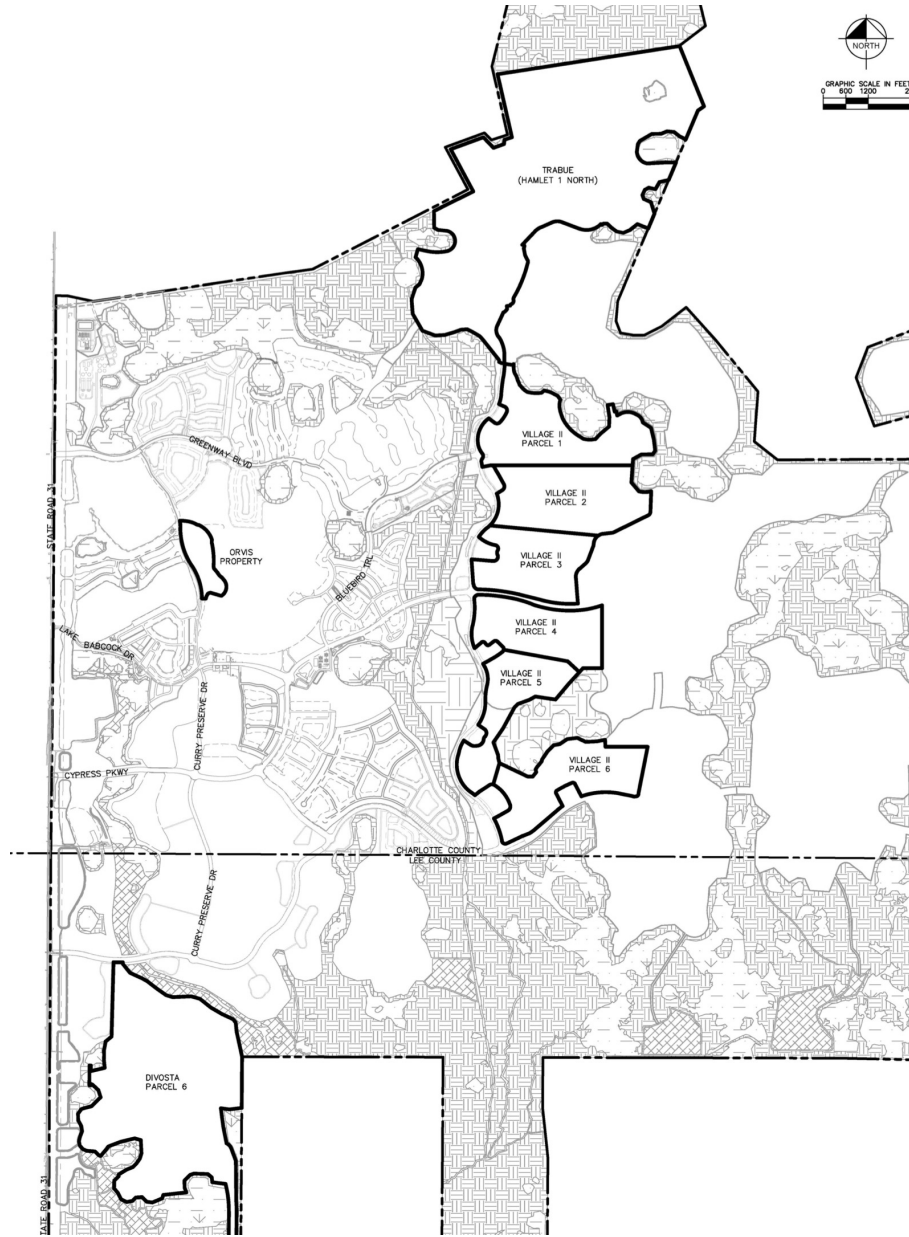
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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**
<b>Village 2 Parcel 4</b>					
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
	<b>399</b>	<b>\$15,537,758.93</b>			

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

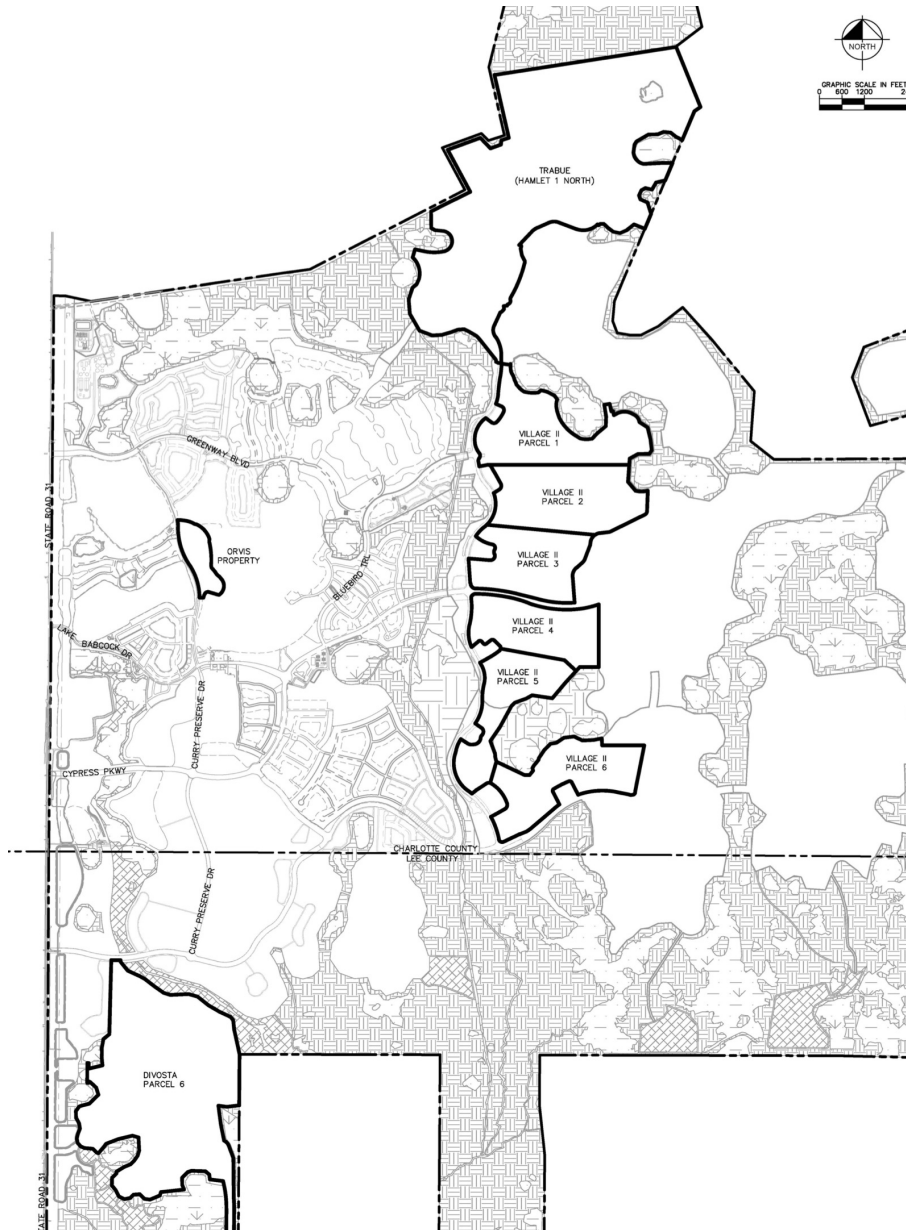
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, 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: [aflemaan@filemanlaw.com](mailto:aflemaan@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](mailto:mmartella@dellutrilawgroup.com)  
 Secondary Email:  
[tcummings@dellutrilawgroup.com](mailto:tcummings@dellutrilawgroup.com)  
 March 11, 18, 2022 22-00268T



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**
<b>Village 2 Parcel 2</b>					
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
	<b>495</b>	<b>\$18,701,997.03</b>			

\* Excludes costs of collection and early payment discount allowance

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

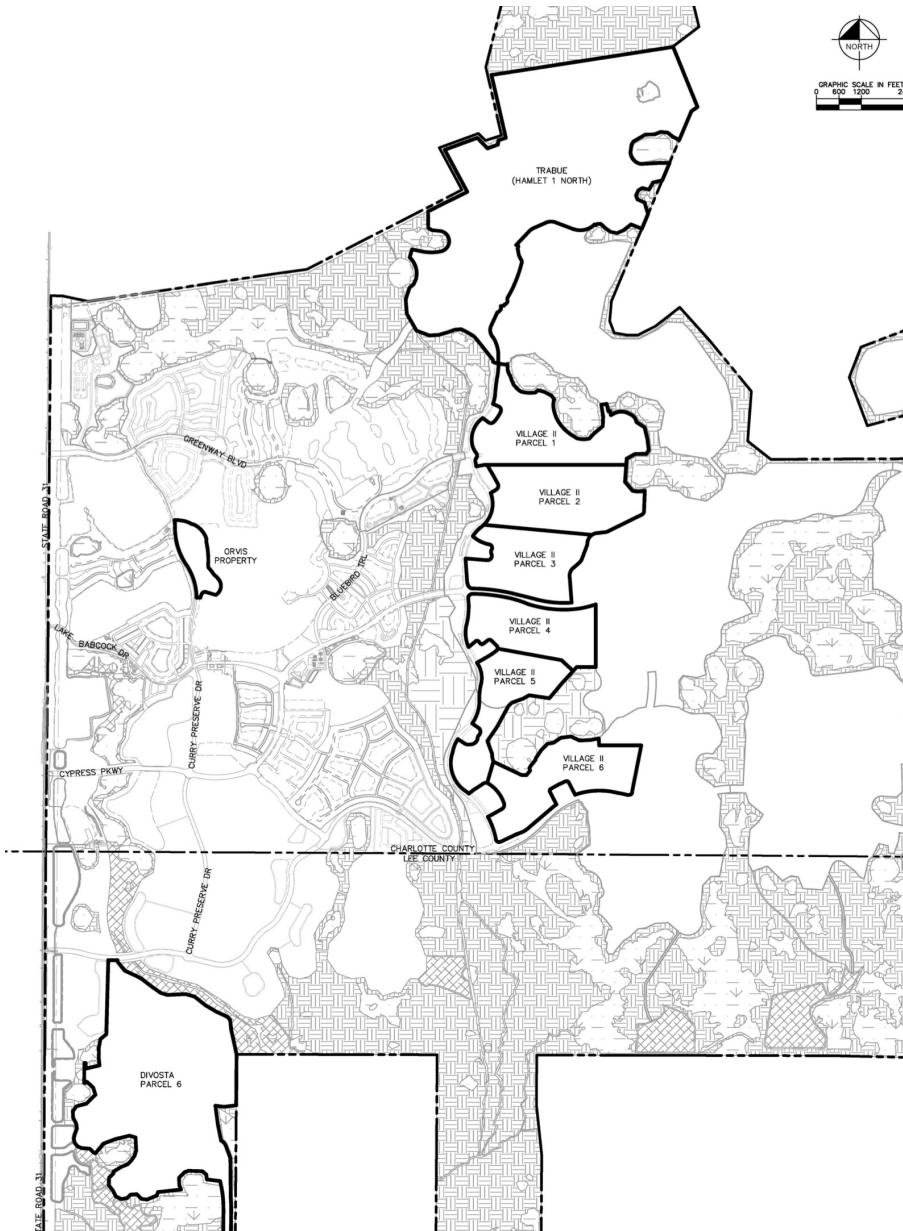
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, 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 2022-15**

**[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:**

- 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

22-00237T

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. Stedge, 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. Stedge 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.

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

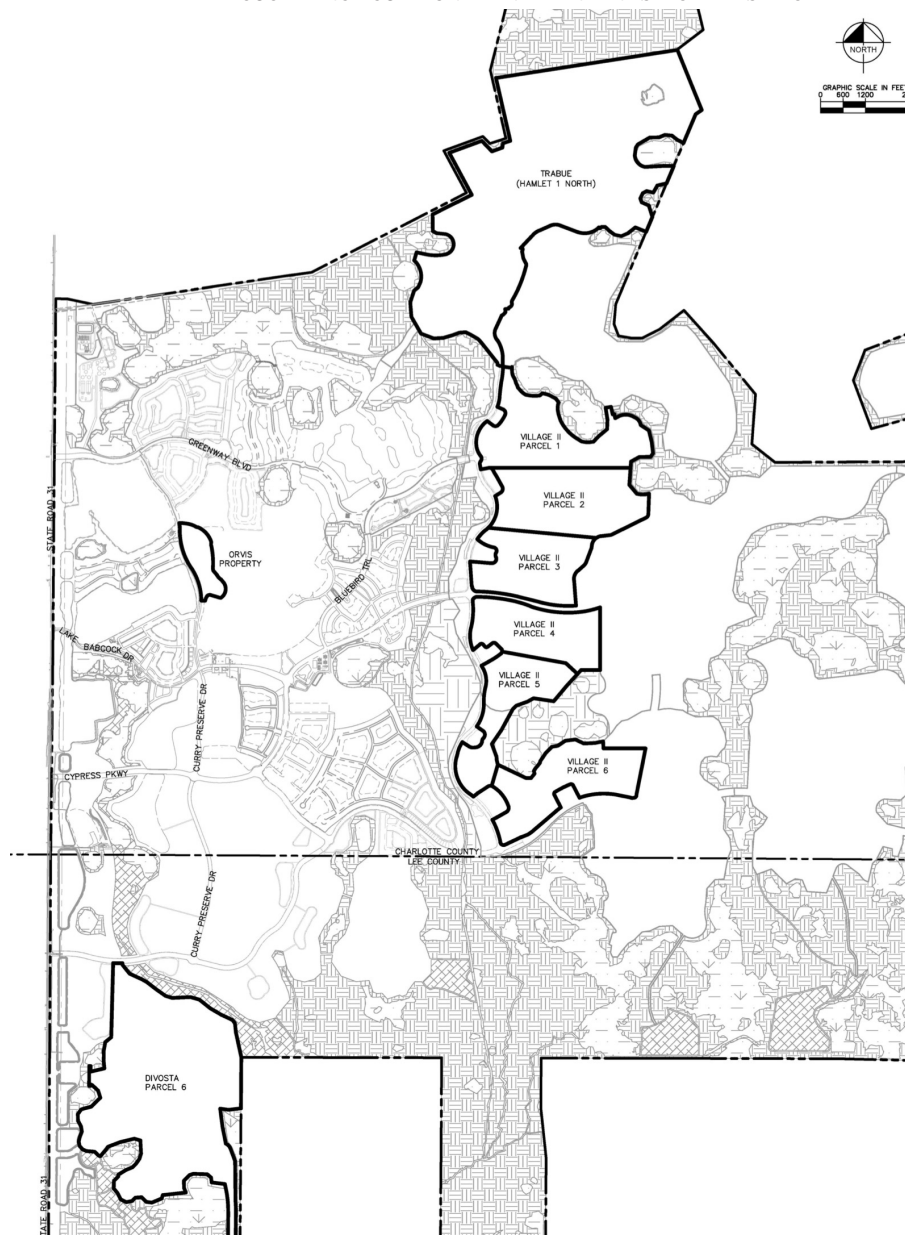
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector.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

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 1 with sub-rows for 40', 50', 60' and a total row.

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

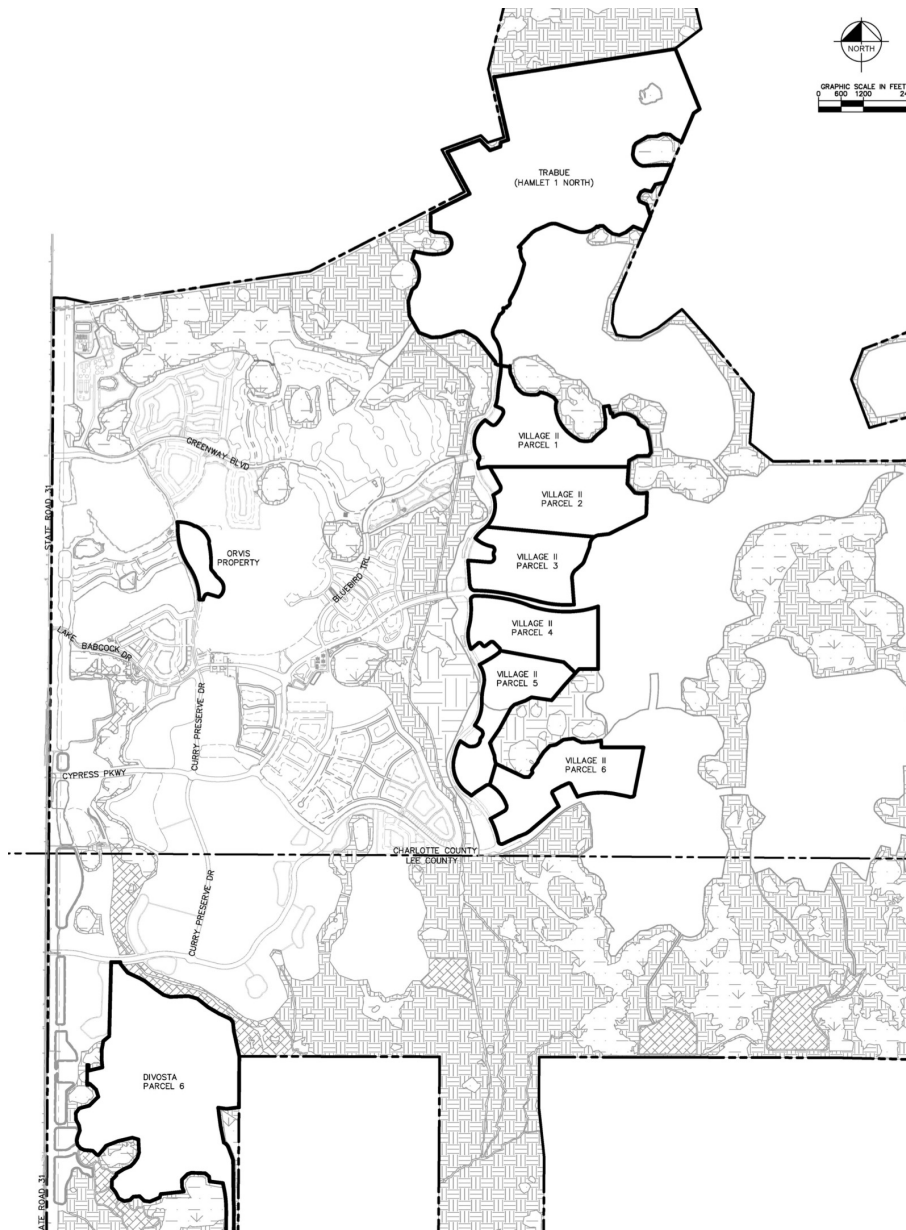
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. 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 2022-13

[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:

- 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. 22-154-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 Paris, 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 notification  
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 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:  
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

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

**Business  
Observer**

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 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:  
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  
KUHNS 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 notification  
if the time before the scheduled appear-  
ance 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 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:  
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  
KUHNS 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

## 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,**

**devises, 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,

devises, 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,

devises, 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 CHAR-

LOTTE 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 Febru-

ary 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 ASSO-

CIATION, INC.; MORTGAGE ELEC-

TRONIC REGISTRATION SYSTEMS,

INC., AS NOMINEE FOR EQUIFIRST

CORPORATION; UNKNOWN TEN-

ANT #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