

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 22000191CP**  
**Division Probate**  
**IN RE: ESTATE OF ELIZABETH IOANNOU Deceased.**

The administration of the estate of ELIZABETH IOANNOU, deceased, whose date of death was September 15, 2021, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, FL 33948. 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 18, 2022.

**Personal Representative:**  
**OLIVIA IOANNOU**

58-23 Francis Lewis Boulevard  
 Bayside, NY 11364

Attorney for Personal Representative:  
 /s/ Alice B. Newman

ALICE B. NEWMAN, ESQ., Attorney  
 Florida Bar Number: 0273650

LAW OFFICES OF

ALICE B. NEWMAN PLLC

2255 Glades Road,

Suite# 324 ATRIUM

Boca Raton, FL 33431

Telephone: (561) 482-0680 /

Fax: (561) 482-0171

E-Mail: [alice@alicenewman.com](mailto:alice@alicenewman.com)

Secondary E-Mail:  
[service@alicenewman.com](mailto:service@alicenewman.com)

March 18, 25, 2022 22-00301T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 22-CP-125**  
**Division Probate**  
**IN RE: ESTATE OF LEONARD RAYMOND REVOIR, A/K/A LEONARD R. REVOIR Deceased.**

The administration of the estate of LEONARD RAYMOND REVOIR, a/k/a LEONARD R. REVOIR, deceased, whose date of death was December 17, 2021, 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 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 18, 2022.

**Personal Representative:**  
**SUSAN L. PLATEK-REVOIR**

198 Savage Street

Plantsville, Connecticut 06479

Attorney for Personal Representative:  
 Brandon R. Bytnar, Esq., Attorney

Florida Bar Number: 66365

The Law Office of

Brandon R. Bytnar, P.L.

9120 Galleria Court, Suite B

Naples, Florida 34109

Telephone: (239) 592-9211

Fax: (239) 963-1479

E-Mail: [brandon@bytnarlaw.com](mailto:brandon@bytnarlaw.com)  
 March 18, 25, 2022 22-00300T

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT CHARLOTTE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No: 22-CP-187**  
**Division: Probate**  
**IN RE: THE ESTATE OF WILLIAM ERNEST BOWERS, Deceased.**

The Estate of WILLIAM ERNEST BOWERS, deceased, whose date of death was August 31, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, File No. 22-CP-187, which address is: Charlotte County Clerk of the Civil Court, 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. The date of first publication of this notice is March 18, 2022.

All creditors and those having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are

required to file their claims with the above named court within 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 having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

**Personal Representative:**  
**Melissa Bornman**

663 E 1250 N  
 Milford, IN 46542

Attorney for Personal Representative:  
 Jennifer M. Neilson

Florida Bar No. 54986

NEILSON LAW, P.A.

829 SE 47th Terrace

Cape Coral, Florida 33904

Office: (239) 443-3866

Email: [jn@nlaw.us](mailto:jn@nlaw.us)

March 18, 25, 2022 22-00275T

FIRST INSERTION

**NOTICE OF AGENCY ACTION SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

The South Florida Water Management District (District) issued a Water Use Individual Permit No. 08-00197-W to Toll Bros, Inc. and is authorizing dewatering activities of the Water Table aquifer to facilitate lake excavation and utility installation for Village 3 Southeast for the site located in Charlotte County, Sections 29,30; Township 42S, Range 26E. The project, Village 3 Southeast, is under Application Number 220126-15 and is located within Babcock Ranch Community, Charlotte County, Florida.

**NOTICE OF RIGHTS**

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

**RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

**FILING INSTRUCTIONS**

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. - 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfvmd.gov](mailto:clerk@sfvmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

**INITIATION OF AN ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11-inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

**MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-405, Fla. Admin. Code. The District is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

**RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

Rev. 1/16/20  
 March 18, 2022

22-00271T

FIRST INSERTION

**STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF ISSUANCE OF AN ENVIRONMENTAL RESOURCE PERMIT MODIFICATION**

The Department of Environmental Protection has granted an Environmental Resource Permit Modification, number 201050-007 EM, modifying numbers: 0201050-002 EI, 0201050-004 and 201050-007 EM, issued to Punta Gorda AA Hotel, LLC, c/o Hans Wilson & Associates, Inc., 1938 Hill Avenue, Fort Myers, FL 33901. The permit authorizes the following:

The permit modification extends the expiration date to November 30, 2026. The project is located at 300 Retta Esplanade, Punta Gorda, Florida, Peace River within the Gasparilla Sound-Charlotte Harbor Aquatic Preserve, Section 06, Township 41 South, Range 23 East, within the local jurisdiction of the City of Punta Gorda, in Charlotte County, Class II Outstanding Florida Waters not approved for shellfish harvesting.

Mediation is not available in this proceeding.

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petitioner must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

March 18, 2022

22-00270T

**SUBSCRIBE TO THE BUSINESS OBSERVER**  
 Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)

**Business Observer**

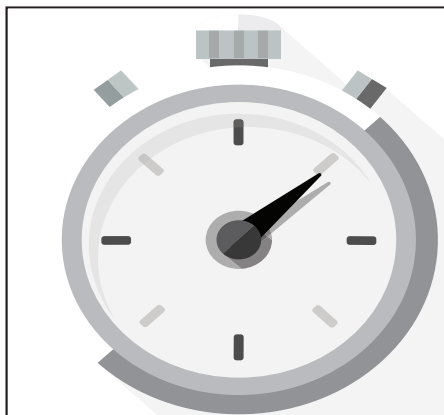
**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**

**CALL 941-906-9386**

and select the appropriate County name from the menu option

**OR E-MAIL:**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**



**SAVE TIME**

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-89-CP  
Division: Probate  
IN RE: ESTATE OF  
ROBERT JAMES FRASER  
a/k/a ROBERT J. FRASER  
Deceased.

The administration of the Estate of Robert James Fraser a/k/a Robert J. Fraser, deceased, whose date of death was October 17, 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 18, 2022.

**Personal Representative:**

**Brenda Ordway**  
18105 Shamrock Blvd.  
Big Rapids, Michigan 49307  
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 18, 25, 2022 22-00282T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-136-CP  
Division: Probate  
IN RE: ESTATE OF  
WESLEY G. GRAF A/K/A  
WESLEY GENE GRAF  
Deceased.

The administration of the estate of Wesley G. Graf a/k/a Wesley Gene Graf, deceased, whose date of death was October 5, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, 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 18, 2022.

**Personal Representative:**

**Randy Graf**  
3174 Canal Road  
Sturgeon Bay, Wisconsin 54235  
Attorney for Personal Representative:  
Ellie K. Harris, Attorney  
Florida Bar Number: 0021671  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, FL 34288  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
stacie@schwarzlaw.net  
March 18, 25, 2022 22-00285T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR  
CHARLOTTE COUNTY,  
FLORIDA  
Case No. 22-CP-173  
In re: the Estate of  
QUINN H. BISHOP,  
Deceased  
**JON C. BISHOP,**  
Petitioner

The administration of the intestate estate of QUINN H. BISHOP, deceased, whose date of death was January 12, 2022, and the last four digits of whose social security number are 6071, is pending in the 20th Judicial Circuit Court in and for Charlotte County, Florida, the address of which is 350 E. Marion Ave., Punta Gorda, FL, 33950. The name of the personal representative is JON C. BISHOP. The name and address of the personal representative's attorney and registered agent 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 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 is March 18, 2022.

DATED this 9th day of March, 2022.  
/S/ RAYMOND S. GRIMM, ESQ.  
3189 Bobcat Village Center Road  
North Port, FL 34288  
941-423-7897  
raygrimm@outlook.com  
FLA. BAR NO. 0488798  
Attorney and Registered Agent for  
Personal Representative  
March 18, 25, 2022 22-00289T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No: 22000084CP  
Division: Probate  
IN RE: ESTATE OF  
ROBERT K. FAULKS  
Deceased.

The administration of the estate of ROBERT K. FAULKS, deceased, whose date of death was June 19, 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 18, 2022.

**Personal Representative:**

**Paul V. Lioon, CTEA**  
24123 Peachland Blvd  
Unit C4 #306  
Port Charlotte, Florida 33954-3765  
Attorney for Personal Representative:  
W. Kevin Russell, Attorney  
Florida Bar Number: 398462  
14295 S. Tamiami Trail  
North Port, FL 34287  
Telephone: (941) 429-1871  
Fax: (941) 429-8961  
E-Mail: service@wkevinrussell.com  
March 18, 25, 2022 22-00295T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO. 20000958 CP  
IN RE: ESTATE OF  
JUANITA D. FRENCH,  
Deceased.

The administration of the estate of JUANITA D. FRENCH, deceased, File Number 20000958 CP, 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, 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 3 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 having claims or demands against decedent's estate, including unmaturing, contingent and 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 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 18, 2022.

**Person Giving Notice:**

**H. WELLS FRENCH,**  
**Personal Representative**  
9428 Bandera Lane  
Port Charlotte, Florida 33981  
Telephone: (941) 979-6589  
Attorney for Person Giving Notice:  
DEAN HANEWINCKEL  
Florida Bar No. 454818  
Law Offices of Dean Hanewinkel, P.A.  
2650 South McCall Road  
Englewood, Florida 34224  
Telephone: (941) 473-2828  
March 18, 25, 2022 22-00272T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22000261CP  
Division: Probate  
IN RE: ESTATE OF  
KEITH WARREN PHILLIPS  
Deceased.

The administration of the estate of Keith Warren Phillips, deceased, whose date of death was February 24, 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 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 18, 2022.

**Personal Representative:**

**Gail Bedford**  
345 Pineapple Street  
Englewood, Florida 34223  
Attorney for Personal Representative:  
T. Thomas Shirley, Attorney  
Florida Bar Number: 154581  
DUNKIN & SHIRLEY PA  
170 West Dearborn Street  
Englewood, Florida 34223  
Telephone: (941) 474-7753  
Fax: (941) 475-1954  
E-Mail: tom@dunkinshirley.com  
March 18, 25, 2022 22-00282T

OFFICIAL  
COURTHOUSE  
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**

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-387CP  
Division: Probate  
IN RE: ESTATE OF  
MICHAEL L. JOHNSON,  
Deceased.

The administration of the estate of MICHAEL L. JOHNSON, deceased, whose date of death was January 15, 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 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 18, 2022.

**Personal Representative:**

**/s Kathryn Barker**  
**Kathryn Barker**  
126 Leland Street SE  
Port Charlotte, FL 33952  
Attorney for Personal Representative:  
/s Pamela D. Keller  
Pamela D. Keller  
Attorney for Personal Representative  
Florida Bar Number: 082627  
Keller Law Office, P.A.  
126 E. Olympia Avenue, Suite 200  
Punta Gorda, Florida 33950  
Telephone: (941) 505-2555  
Fax: (941) 505-4355  
E-Mail: pkeller@kellerlaw.biz  
March 18, 25, 2022 22-00273T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-254-CP  
Division: Probate  
IN RE: ESTATE OF  
JON ALFRED CORBY, SR.  
a/k/a JON A. CORBY  
a/k/a JON CORBY  
Deceased.

The administration of the Estate of Jon Alfred Corby, Sr. a/k/a Jon A. Corby a/k/a Jon Corby, deceased, whose date of death was January 22, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal 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 18, 2022.

**Personal Representative:**

**Lisa Taylor**  
3298 Peace River Dr.  
Punta Gorda, Florida 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 18, 25, 2022 22-00274T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-262-CP  
Division: Probate  
IN RE: ESTATE OF  
HENRY N. PHILLIPS A/K/A  
HENRY N. PHILLIPS II A/K/A  
HENRY NEWTON PHILLIPS II  
Deceased.

The administration of the estate of Henry N. Phillips a/k/a Henry N. Phillips II a/k/a Henry Newton Phillips II, deceased, whose date of death was January 28, 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 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 18, 2022.

**Personal Representative:**

**Shelley L. Luetgen**  
2135 West Shore Drive  
Delafield, Wisconsin 53132  
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  
E-Mail: e-service@schwarzlaw.net  
Secondary E-Mail:  
stacie@schwarzlaw.net  
March 18, 25, 2022 22-00287T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-00248-CP  
Division: PROBATE  
IN RE: ESTATE OF  
EILEEN R. HAXTON  
A/K/A EILEEN HAXTON  
A/K/A EILEEN RAE HAXTON  
Deceased.

The administration of the estate of Eileen R. Haxton a/k/a Eileen Haxton a/k/a Eileen Rae Haxton, deceased, whose date of death was February 8, 2022, 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 18, 2022.

**Personal Representative:**

**Kevin R. Haxton**  
731 Riviera Lane NW  
Port Charlotte, Florida 33948  
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-service@schwarzlaw.net  
March 18, 25, 2022 22-00286T

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
CHARLOTTE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-000248-CP  
Division: PROBATE  
IN RE: ESTATE OF  
RITA LA ROCCA DUELL,  
A/K/A RITA L. DUELL,  
Deceased.

The administration of the estate of Rita La Rocca Duell, a/k/a Rita L. Duell, deceased, whose date of death was November 27, 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 18, 2022.

**Personal Representative:**

**Jennifer Anne Casey**  
12910 Calderdale Avenue  
Windermere, Florida 34786  
Attorney for Personal Representatives:  
Cheyenne R. Young, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 0515299  
Wotitzky, Wotitzky, Ross & Young, P.A.  
Attorneys at Law  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzkylaw.com  
Secondary E-Mail:  
jackie@wotitzkylaw.com  
March 18, 25, 2022 22-00276T



FIRST INSERTION

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

**CASE NO. 20000041CA**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**AARON MICHELLE LONCAR A/K/A AARON M. LONCAR, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 18, 2022 in Civil Case No. 20000041CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Punta Gorda, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and AARON MICHELLE LONCAR A/K/A AARON M. LONCAR, et al., are Defendants, the 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 on the 14TH day of April, 2022 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOTS 3, 24 AND 25, BLOCK 799, PORT CHARLOTTE SUBDIVISION SECTION TWENTY SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19A

THROUGH 19E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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

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 day of 03/10/2022.  
Deputy Clerk  
CLERK OF THE CIRCUIT COURT

As Clerk of the Court  
BY: (SEAL) B. Lackey

MCCALLA RAYMER LEIBERT  
PIERCE, LLC  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
flaccounspayable@mccalla.com  
6902261  
19-01646-4  
March 18, 25, 2022 22-00280T

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.: 22-000174CA**  
**ANDREW T. BROOKS AND CANDACE RAE BROOKS AS CO-TRUSTEES OF THE A&C REAL ESTATE SOLUTIONS EMPLOYEE PROFIT SHARING PLAN,**  
**Plaintiff, vs.**

**ABDEL L. ELHOUSHY A/K/A ARDEL L. ELHOUSHY, et al.,**  
**Defendants.**

TO: Mohammed Kaleemuddin, 2087 Castlefield, Oakville, Ontario, Canada, L6H 5B9

Sabih Mansoor, 2087 Castlefield, Oakville, Ontario, Canada, L6H 5B9  
James Rood, 13388 434th Ave, Webster, SD 57274

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

Lot 9, Block 1281, PORT CHARLOTTE SUBDIVISION, SECTION 13, according to the plat thereof, as recorded in Plat Book 5, Pages 2A thru 2D, of the Public Records of Charlotte County, Florida.

Parcel ID: 402224379009  
And;

Lot 17, Block 2589, PORT CHARLOTTE SUBDIVISION, SECTION 29, according to the plat thereof, as recorded in Plat Book 5, Pages 22A thru 22G, of the Public Records of Charlotte County, Florida.

Parcel ID: 402110380026 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 21, 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 15, 2022.

Roger D. Eaton  
CLERK OF THE CIRCUIT COURT

By: B. Lackey  
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  
Mar. 18, 25; Apr. 1, 8, 2022 22-00292T

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. 220000221CA**  
**REVERSE MORTGAGE FUNDING LLC,**  
**Plaintiff, vs.**

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONALD L. BROWN A/K/A DONALD BROWN, 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 L. BROWN A/K/A DONALD BROWN, 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 16, BLOCK 3582, PORT CHARLOTTE SUBDIVISION, SECTION 62, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED

IN PLAT BOOK 5, PAGES 76A THROUGH 76E, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-18-2022/(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 11th day of March, 2022

CLERK OF THE CIRCUIT COURT  
BY: (SEAL) Brittany Lackey  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
21-144917  
March 18, 25, 2022 22-00291T

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 YOU CAN DO IT CPR : Located at 5912 Acla Vista Dr : Charlotte County in the City of Punta Gorda : Florida, 33950-7949 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Punta Gorda Florida, this March day of 15, 2022  
BERNADETTE SERAFINI, LLC  
March 18, 2022 22-00299T

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.: 22-000100CA**  
**G&P REI LLC,**  
**Plaintiff, vs.**

**ESTATE OF ROBERT F. TROTT; UNKNOWN HEIRS OF ROBERT F. TROTT,**  
**Defendants.**

TO: Estate of Robert F. Trott, 219 Applewood Ln, Bloomingdale, IL 60108  
Unknown Heirs of Robert F. Trott, 219 Applewood Ln, Bloomingdale, IL 60108

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

Lot 22, Block 133, TROPICAL GULF ACRES, UNIT 7, according to the Plat thereof, as recorded in Plat Book 3, Pages 99A thru 99I, of the Public Records of Charlotte County, Florida.

Parcel ID: 422302255016 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 21, 2022, and file the original

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 Pro Klear Pools located at 1100 Somerset St., 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 10th day of March, 2022.  
DRIPWELL POOLS LLC  
March 18, 2022 22-00288T

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 15, 2022.

Roger D. Eaton  
CLERK OF THE CIRCUIT COURT

By: B. Lackey  
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  
Mar. 18, 25; Apr. 1, 8, 2022 22-00293T

FIRST INSERTION

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

CIVIL ACTION

**CASE NO. 21001067CC**  
**BURNT STORE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,**  
**Plaintiff, v.**  
**PUNTA DORADA PHASE VI, LLC,**  
**Defendants.**

Notice is hereby given pursuant to a Final Summary Judgment of Foreclosure filed the 3rd day of March, 2022, and Amended Final Summary Judgment of Foreclosure filed on the 7th day of March, 2022 and entered in Case No. 21001067CC 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 PUNTA DORADA PHASE VI, LLC is the Defendant. 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 14, Block 296, 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 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 day of 03/15/2022.

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

Plaintiff's Attorney:  
Keith H. Hagman, Esq.,  
PAVESLAW FIRM,  
P.O. Box 1507,  
Fort Myers, Florida 33902-1507,  
keithhagman@paveslaw.com and  
glendahaskell@paveslaw.com  
March 18, 25, 2022 22-00290T

FIRST INSERTION

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

**CASE NO. 08-2021-CA-000848**  
**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,**  
**Plaintiff, vs.**

**CHRISTINE M. MELLE A/K/A CHRISTINE MELLE, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 1, 2022 in Civil Case No. 08-2021-CA-000848 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Punta Gorda, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is Plaintiff and CHRISTINE M. MELLE A/K/A CHRISTINE MELLE, et al., are Defendants, the 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 on the 14th day of April, 2022 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 13, Block 2194, Port Charlotte Subdivision Section Thirty Seven, according to the plat thereof as re-

corded in Plat Book 5, Pages 41A through 41H, of the Public Records of Charlotte County, Florida.

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

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 day of 03/11/2022.

Deputy Clerk  
CLERK OF THE CIRCUIT COURT

As Clerk of the Court  
BY: (SEAL) B. Lackey  
MCCALLA RAYMER LEIBERT  
PIERCE, LLC  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
flaccounspayable@mccalla.com  
6908835  
21-00188-3  
March 18, 25, 2022 22-00269T

FIRST INSERTION

Notice is hereby given that JOSE R RODRIGUEZ, OWNER, desiring to engage in business under the fictitious name of JOSE'S CUSTOM CONCRETE CURBING located at 15381 ORCHID DR, PUNTA GORDA, FLORIDA 33955 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 18, 2022 22-00279T

FIRST INSERTION

Notice is hereby given that LORETTA J SHIELDS, JOHN M SHIELDS, OWNERS, desiring to engage in business under the fictitious name of SHIELDS RENTALS located at 214 TABOR ST, 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 18, 2022 22-00296T

FIRST INSERTION

Notice is hereby given that ENTERPRISE LAHR FAMILY PROPERTIES LLC, OWNER, desiring to engage in business under the fictitious name of ELF PROPERTIES located at 4409 CREWS COURT, PORT CHARLOTTE, FLORIDA 33952 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 18, 2022 22-00278T

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.: 22-000076CA**  
**PERFECT TAX LIENS LLC,**  
**Plaintiff, vs.**  
**VICTOR BURGOS OTERO, and ALBA COUTO DE BURGOS,**  
**Defendants.**

TO: Victor Burgos Otero, 261 Calle 12, Vega Baja, Puerto Rico 00693  
Alba Couto De Burgos, 261 Calle 12, Vega Baja, Puerto Rico 00693

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

Lot 5, Block Y, UNIT 9 of Peace River Shores, as per Plat recorded in Plat Book 7, Pages 40A and 40B of the Public Records of Charlotte County, Florida.

Parcel ID: 402301203004 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 21, 2022, and file the original with the clerk of this court either before

fore 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 15, 2022.

Roger D. Eaton  
CLERK OF THE CIRCUIT COURT

By: B. Lackey  
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  
Mar. 18, 25; Apr. 1, 8, 2022 22-00294T

FIRST INSERTION

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

**CASE NO.: 2021-CA-1156**

**RICHARD HEYDEN,**  
**Plaintiff, v.**  
**MATTHEW J. RAMIREZ; ZELPH RIDGEWAY; JANICE RIDGEWAY; MASOOD MOHIUDDIN; FRANK LETTERIE; ROY SOLOMAN; VINCENT A. BOLOGNA, JR.; ELEANORE A. BALOGNA; CAROL A. DUFF; and LOIS J. THORNE; EDGAR PENANO; and GRACE PENANO,**  
**Defendants.**

To EDGAR PENANO; and GRACE PENANO:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

PORT CHARLOTTE SEC 14 BLK 1036 LT 26 337/963 836/2179 840/120 TD4833/575 More commonly known as: 151 Sherbourne, Port Charlotte, FL 33954

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, Jackson-

ville, FL 32224, (904)620-9545 on or before April 11, 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 relief demanded.

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 this 4th day of March, 2022.

Clerk of the Circuit Court  
By: B. Lackey (SEAL)  
Deputy Clerk

Alisa Wilkes, Esq.  
Wilkes & Mee, PLLC  
13400 Sutton Park Dr., S., Suite 1204  
Jacksonville, FL 32224  
March 18, 25; April 1, 8, 2022 22-00281T

FIRST INSERTION

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

PROBATE DIVISION  
**File No. 22-000267-CP**  
**Division Probate**  
**IN RE: ESTATE OF VIRGINIA I. USSIO**  
**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 VIRGINIA I. USSIO, deceased, File Number 22-000267-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was January 17, 2022; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
ELLEN M. USSIO  
3819 Surrey Court  
Sarasota, FL 34235  
DONNA J. SIMMS  
4036 Wolf Lane  
The Villages, FL 32163

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 the first publication of this Notice is March 18, 2022.

**Persons Giving Notice:**  
/s/ Ellen M. USSIO  
**ELLEN M. USSIO**  
3819 Surrey Court  
Sarasota, Florida 34235  
/s/ Donna J. Simms  
**DONNA J. SIMMS**  
4036 Wolf Lane  
The Villages, Florida 32163

/s/ Anthony G. Mowry  
ANT



## FIRST INSERTION

NOTICE UNDER FICTITIOUS  
NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Garrett Blossack, located at 21464 Shannon Ave, in the City of Port Charlotte, County of Charlotte, State of FL, 33952, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 15 of March, 2022.

Garrett W. Blossack  
21464 Shannon Ave  
Port Charlotte, FL 33952  
March 18, 2022

22-00297T

## SUBSEQUENT INSERTIONS

## SECOND 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 namedDefendant(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 namedDefendant(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, 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 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

## SECOND INSERTION

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

CASE NO. 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, DEVISEES,  
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 NATION-  
AL ASSOCIATION, AS SUC-  
CESSOR IN INTEREST TO BANK OF  
AMERICA NATIONAL ASSOCI-  
ATION, 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, BENEFICIA-  
RIES, DEVISEES, GRANTEES, AS-  
SIGNEES, LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF FRANCIS H.  
HOATH A/K/A FRANCIS HOATH,  
DECEASED; WAYNE FRANCIS  
HOATH; PATRICIA HOATH are the  
Defendant(s). ROGER D. EATON as  
the Clerk of the Circuit Court will  
sell to the highest and best bidder for  
cash at www.charlotte.realforeclose.com,  
at 11:00 AM, on April 04, 2022, the  
following described property as set  
forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL  
OF LAND SITUATE IN THE  
COUNTY OF CHARLOTTE,  
STATE OF FLORIDA, BEING  
KNOWN AND DESIGNATED  
AS LOT 41, BLOCK 458, PORT  
CHARLOTTE SUBDIVISION,  
SECTION 18, A SUBDIVI-  
SION ACCORDING TO THE  
PLAT THEREOF RECORDED  
IN PLAT BOOK 5 PAGES 8A  
THROUGH 8E OF THE PUBLIC  
RECORDS OF CHAR-  
LOTTE COUNTY, FLORIDA.  
Property Address: 2323 LAKE-  
SHORE CIR, PORT CHAR-  
LOTTE, 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 accommoda-  
tion 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 accommoda-  
tions 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 possi-  
ble, but preferably at least seven (7)  
days before your scheduled court ap-  
pearance 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

## 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 WRINKLE PAWS : Located at 219 White Marsh Ln : Charlotte County in the City of Rotonda West : Florida, 33947-2172 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Rotonda West Florida, this March day of 15, 2022

REED JR JOHN WINSOR

March 18, 2022

22-00298T

## THIRD 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 ClerkLaw 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

## THIRD INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR CHARLOTTE  
COUNTY, FLORIDA  
CASENO. 22000104CA

CLARICE M. BUTLER,

Plaintiff, vs.

JAMES R. SMITH, NANCY M.  
SLINEY, LESLIE S. KURTZ  
and TRESA HARRINGTON, as the  
heirs and beneficiaries of the Estate  
of James R. Smith, TIMOTHY S.  
SLINEY and JACK R. SLINEY, as  
the heirs and beneficiaries of the  
Estate of Nancy M. Sliney, SOUTH  
GULF COVE HOMEOWNERS  
ASSOCIATION, INC., a Florida not  
for profit corporation, UNKNOWN  
PERSONS IN POSSESSION, if  
alive, and if dead, any unknown  
spouses, heirs, devisees, grantees,  
judgment creditors, and all other  
parties claiming by, through, under,  
or against the Defendants, and  
all unknown natural persons if  
alive, and if dead or not known  
to be dead or alive, their several  
and respective unknown spouses,  
heirs, devisees, grantees, and  
judgment creditors, or other parties  
claiming by, through, or under  
those unknown natural persons;  
and the several and respective  
unknown assigns, successors in  
interest, trustees, or any other  
person claiming by, through, under,  
or against any corporation or other  
legal entity named as a Defendant;  
and all claimants, persons or parties,  
natural or corporate, or whose exact  
legal status is unknown, claiming  
under any of the above named or  
described Defendants or parties  
or claiming to have any right, title,  
interest in the property described in  
this complaint,  
Defendants.

In The Name of the State of Florida:

To: JAMES R. SMITH, NANCY M.  
SLINEY, LESLIE S. KURTZ, and  
TRESA HARRINGTON, as the heirs  
and beneficiaries of the Estate of James  
R. Smith, TIMOTHY S. SLINEY and  
JACK R. SLINEY, as the heirs and  
beneficiaries of the Estate of Nancy M.  
Sliney, SOUTH GULF COVE HOME-  
OWNERS ASSOCIATION, INC., a  
Florida not for profit corporation, UN-  
KNOWN PERSONS IN POSSESSION,  
if alive, and if dead, any unknown  
spouses, heirs, devisees, grantees, judg-  
ment creditors, and all other parties  
claiming by, through, under, or against  
the Defendants, and all unknown natu-  
ral persons if alive, and if dead or not  
known to be dead or alive, their sever-  
al and respective unknown spouses,  
heirs, devisees, grantees, and judgment  
creditors, or other parties claiming  
by, through, or under those unknown  
natural persons; and the several andrespective unknown assigns, succes-  
sors in interest, trustees, or any other  
person claiming by, through, under,  
or against any corporation or other legal  
entity named as a Defendant; and all  
claimants, persons or parties, natural  
or corporate, or whose exact legal status  
is unknown, claiming under any of the  
above named or described Defendants  
or parties or claiming to have any right,  
title, interest in the property described  
in this complaint.You Are Hereby Notified that an ac-  
tion to foreclose an agreement for deed  
and for rescission of deeds on the fol-  
lowing property in Charlotte, County,  
Florida:Legal: Lot 28, Block 4441 of  
PORT CHARLOTTE SUBDIVI-  
SION SECTION 82, a Subdivi-  
sion according to the plat there-  
of, as recorded in Plat Book 6,  
Page 52A, of the Public Records  
of Charlotte County, Florida.Address: 15034 Appleton Bou-  
levard, Port Charlotte, Florida  
33981 (the "Property").has been filed against you, and you are  
required to serve a copy of your answer  
or pleading to said Complaint on Plain-  
tiff's attorney of record, David T. Oli-  
ver, 407 E. Marion Avenue, Suite 103,  
Punta Gorda, Florida 33950, and file  
the original answer or pleading in the  
Office of the Clerk of the Circuit Court,  
Charlotte County Courthouse, 350 E.  
Marion Avenue, Punta Gorda, Florida  
33950 on or before the 30th day fol-  
lowing the date of the first publication  
of this Notice of Action. If you fail to do  
so, a Judgment by Default will be taken  
against you for the relief demanded in  
said Complaint.If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact Jon Embury, 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 notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.Done and Ordered at Charlotte  
County, Florida, this 25th day of Febru-  
ary, 2022.Roger D. Eaton  
Charlotte County  
Clerk of the Circuit Court  
By: B. Lackey (SEAL)  
Deputy ClerkDavid T. Oliver  
407 E. Marion Avenue, Suite 103  
Punta Gorda, Florida 33950  
March 4, 11, 18, 25, 2022 22-00213T

## FIRST INSERTION

Notice is hereby given that BONNIE F GRAFTON, OWNER, desiring to engage in business under the fictitious name of BONNIE'S BIRD SERVICES located at 13117 ALOHA CIRCLE, PUNTA GORDA, FLORIDA 33955 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 18, 2022 22-00277T

## SUBSEQUENT INSERTIONS

## FOURTH 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  
33487YOU 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, Floridahas 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 CLERKAaron 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

## FOURTH 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 POSTINGIN 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,  
RespondentsTO: Patrick J. Goodwin Sr.  
LKA 1648 Cordova Ave.  
Holly Hill, FL 32117  
Candace Bedard  
Address unknownYOU 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  
defenses, 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 youfail 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, 2006Copies 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 ClerkFeb. 25; Mar. 4, 11, 18, 2022  
22-00183T

## THIRD 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-CAKELLY M. TONYAN f/k/a KELLY  
M. FLETCHER,

Plaintiff, vs.

CHARLES E. ARMENTROUT;  
GERRY TILLMAN; and the  
respective unknown spouses, heirs,  
devisees, grantees, creditors and  
other parties claiming by, through,  
under or against them, if alive,  
and if any of the named above-  
referenced defendants are dead, any  
heirs, devisees, grantees, assignees,  
lienors, creditors, trustees, or other  
persons or entities claiming to have  
any right, title or interest in and to  
the res which constitutes the subject  
matter of this action, and alleges as  
follows,  
Defendants.To: CHARLES E. ARMENTROUT;  
GERRY TILLMAN; and the  
respective unknown spouses, heirs,  
devisees, grantees, creditors and  
other parties claiming by, through,  
under or against them, if alive, and  
if any of the named above-referenced  
defendants are dead, any heirs,  
devisees, grantees, assignees, lienors,  
creditors, trustees, or other persons  
or entities claiming to have any right,  
title or interest in and to the lands  
which constitute the subject matter of  
this action,YOU ARE NOTIFIED that a suit  
seeking declaratory judgment and  
reformation of deed with regarding  
to the following-described parcel of  
property in Charlotte County, Florida:  
Lot 9, Block 1028, PORT CHAR-  
LOTTE SUBDIVISION, Section14, 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 writ-  
ten 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 immedi-  
ately 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 lo-  
cated 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 ClerkTAMSEN 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 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

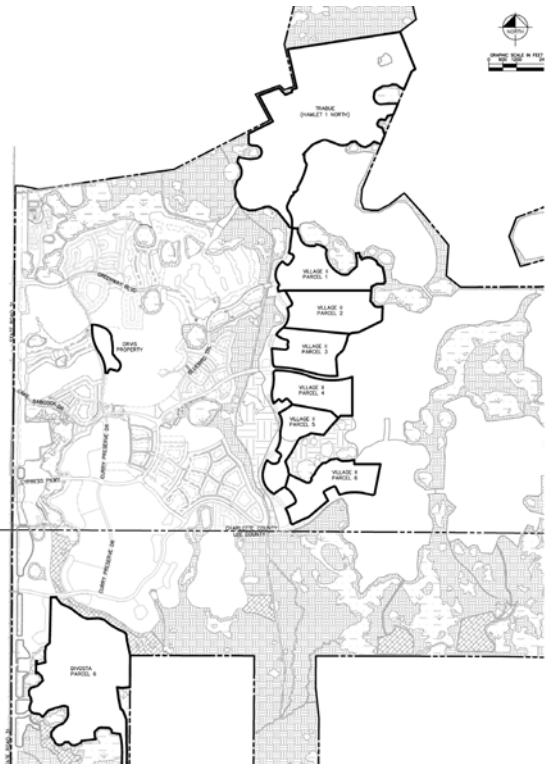
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Lee County tax roll by the Tax Collector.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

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

SECOND 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  
BURN'T 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 BURN'T STORE LAKES PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff and HENRY H. DIAZ GOMES a/k/a HENRY H. DIAZ GOMEZ, THE UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CLARA ELENA ROZO RAMIREZ, DECEASED, ANNA MELANIE PASHALIDES, AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS PUNTA DORADA PHASE VI, LLC are the Defendants. That I will sell to the highest and best bidder for cash beginning at 11:00 a.m. at www.charlotte.realestate.com in accordance with Chapter 45, Florida Statutes, on the 6th day of May, 2022 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

Lot 1, Block 882, PUNTA GORDA ISLES, SECTION 21, according to the Plat thereof, as recorded in Plat Book 13, Pages 1-A through 1-Z-21, Public Records of Charlotte County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

Dated on this 9th day of March, 2022.  
ROGER D. EATON,  
Clerk of the Circuit Court  
By: B. Lackey (SEAL)  
Deputy Clerk

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

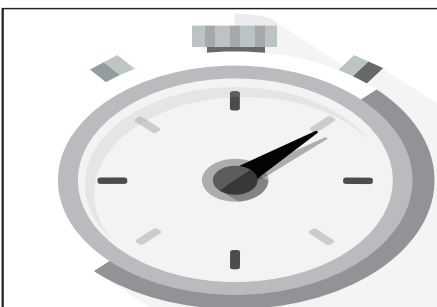
**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**

**CALL 941-906-9386** and select the appropriate County name from the menu option

**OR E-MAIL: legal@businessobserverfl.com**

**Business Observer**

LV10161



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



SECOND 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. 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:  
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: gmerich@farr.com  
Secondary E-Mail:  
sziegler@farr.com and  
probate@farr.com  
March 11, 18, 2022 22-00252T

SECOND 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

SECOND INSERTION

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

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on 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. Village 2 Parcel 6 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 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 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 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. According to the Capital Improvement Plan, the estimated cost of the Improvements for Village 2 Parcel 6 is \$13,817,000.

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. 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 \$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:

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 6</b>					
50'	259	\$10,562,413.55	\$40,781.52	\$3,453.02	\$3,673.43
Twin Villa	240	\$6,655,543.98	\$27,731.43	\$2,348.05	\$2,497.93
	<b>499</b>	<b>\$17,217,957.53</b>			

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

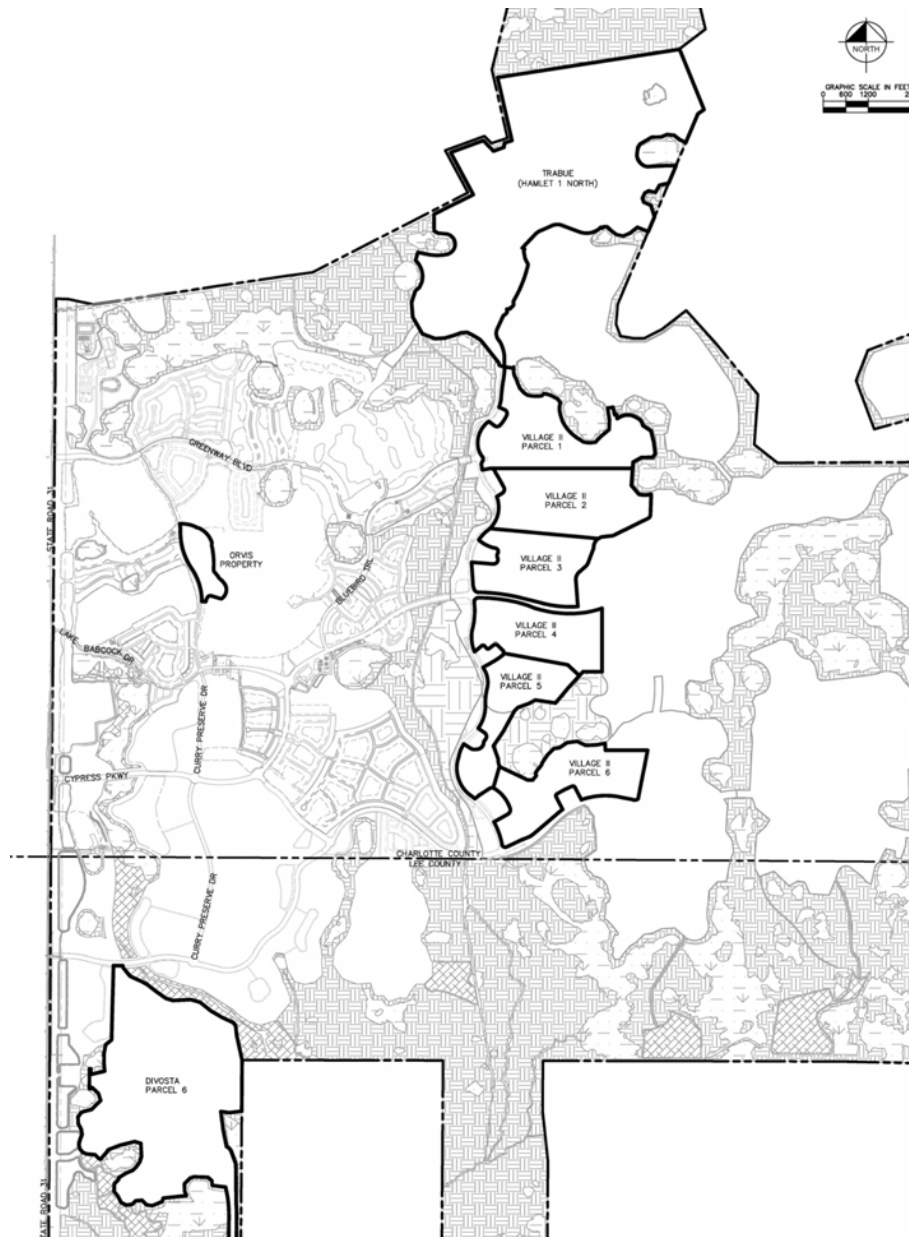
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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 2022-23

[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:

- 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



SECOND INSERTION

SECOND INSERTION

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

**RESOLUTION 2022-19**

**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**

**[VILLAGE 2 PARCEL 4]**

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

**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 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."

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.

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").

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

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.

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

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.

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

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.

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

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:

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

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

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.

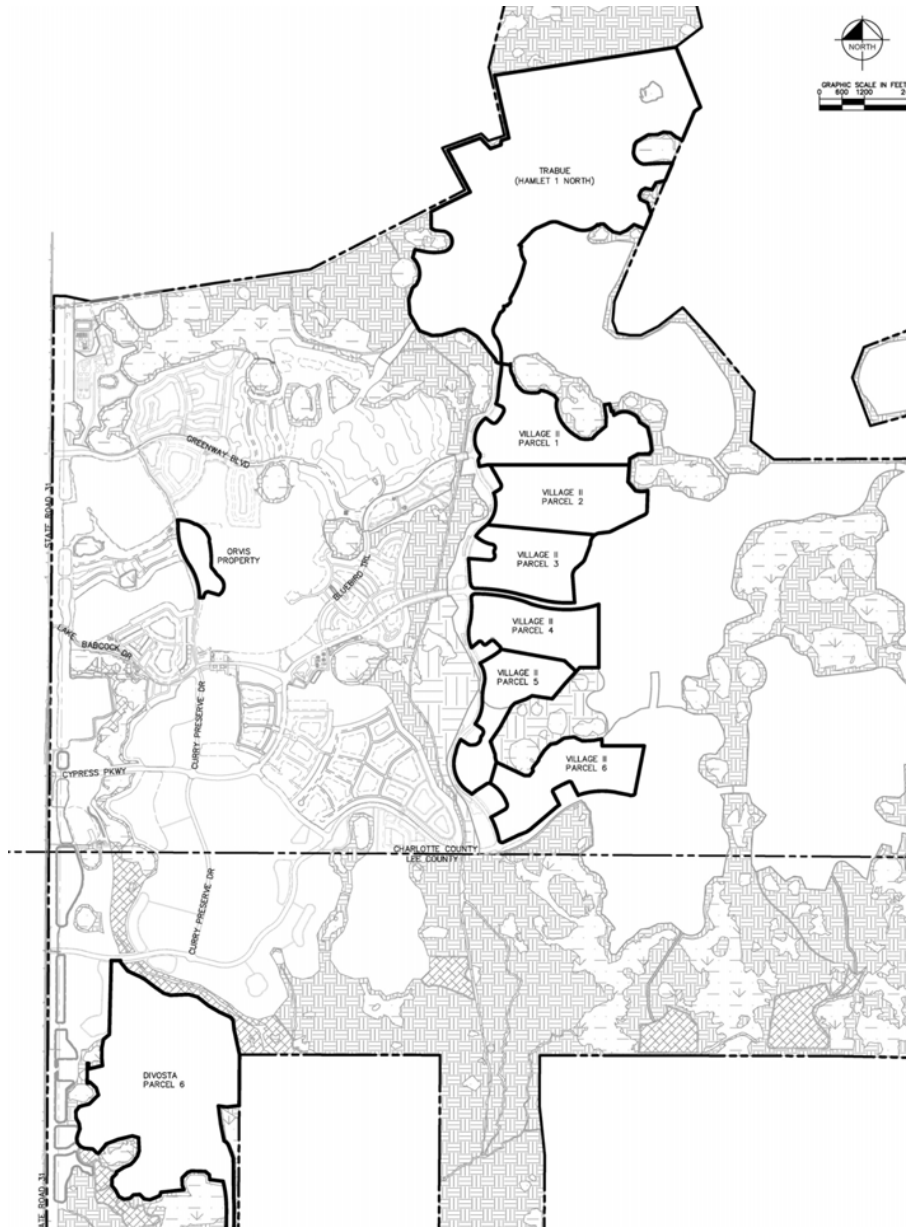
- Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available 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.

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**



- 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

The administration of the estate of ELIZABETH JEAN HERNDON, deceased, whose date of death was December 7, 2021, and the last four digits of whose social security number is 8303, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of Brian Spencer Compeau, deceased, whose date of death was April 21, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Signed on this 2nd day of March, 2022.

/s/Cheri Anne Rivers  
**Personal Representative**  
295 Aldred Drive  
Port Perry, Ontario, CA  
L9L 1B6

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



SECOND INSERTION

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

The administration of the estate of ANTHONY LEE SIMPSON, deceased, whose date of death was November 27, 2020, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Village 2 Parcel 5 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. Village 2 Parcel 5 is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Village 2 Parcel 5 lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Village II Parcel 5) and in the District's Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel, dated February 2022, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for Village 2 Parcel 5 ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for Village 2 Parcel 5 is \$8,572,000.

The District intends to impose assessments on benefited lands within Village 2 Parcel 5 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage as described in the Assessment Report, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$12,159,825.67 in debt allocated to Village 2 Parcel 5, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit*	Annual Bond Assessment Debt Service per Unit**
<b>Village 2 Parcel 5</b>					
42'	54	\$2,048,047.91	\$37,926.81	\$3,211.31	\$3,416.29
52'	168	\$6,988,321.18	\$41,597.15	\$3,522.08	\$3,746.90
62'	69	\$3,123,456.58	\$45,267.49	\$3,832.85	\$4,077.50
	<b>291</b>	<b>\$12,159,825.67</b>			

\* Excludes costs of collection and early payment discount allowance

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

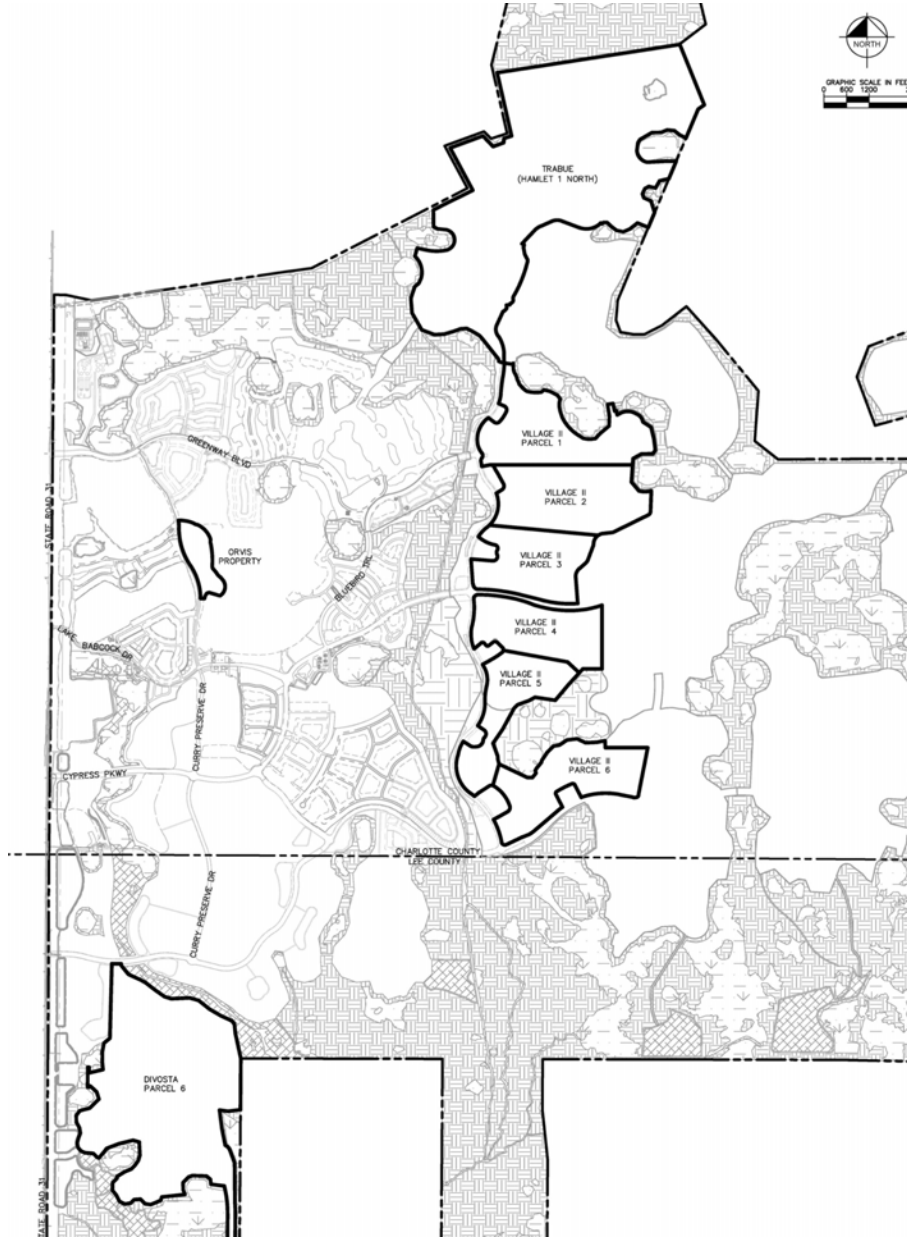
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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 2022-21

[VILLAGE 2 PARCEL 5]

A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Village 2 Parcel 5 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

- Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- The total estimated cost of the Improvements is \$201,320,000.00 (the "Estimated Cost").
- The Assessments will defray approximately \$270,515,000.00, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

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

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

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

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

22-00236T



**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

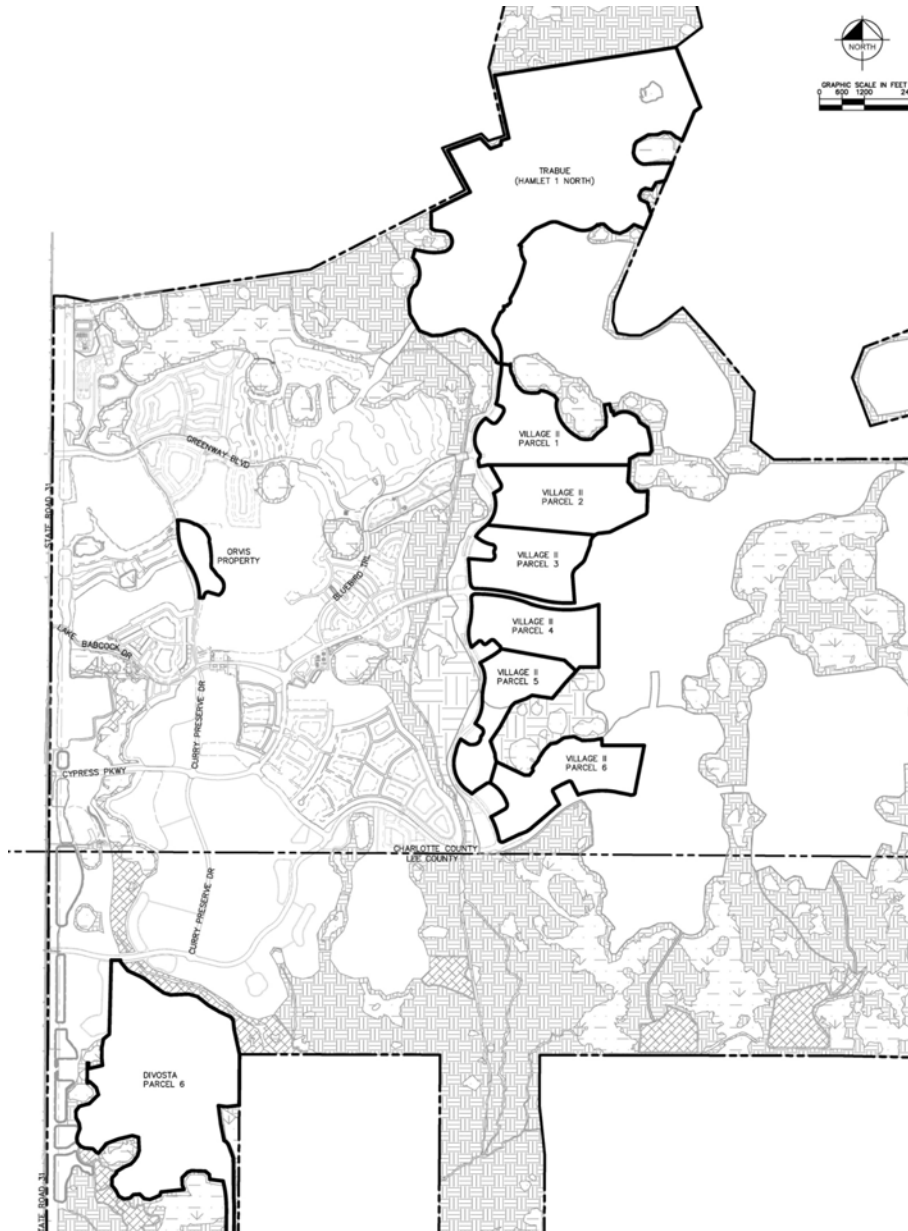
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector.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



**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

**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 unmaturred, 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 unmaturred, 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

**SECOND 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



SECOND INSERTION

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

The administration of the estate of James F. Stedje, deceased, whose date of death was August 7, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. 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:**  
**Stephen R. Stedje**  
143 Farrell Road Ext.  
West Henrietta, NY 14586  
Attorney for Personal Representative:  
Guy S. Emerich, Esq.  
Florida Bar Number: 126991  
Farr, Farr, Emerich, Hackett,  
Carr & Holmes, P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: gemerich@farr.com  
Secondary E-Mail:  
sziegler@farr.com and  
probate@farr.com  
March 11, 18, 2022 22-00251T

SECOND 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

SECOND INSERTION

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

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on 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. Village 2 Parcel 3 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 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 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 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. According to the Capital Improvement Plan, the estimated cost of the Improvements for Village 2 Parcel 3 is \$10,657,000.

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. 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 \$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:

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 3</b>					
40'	96	\$3,562,673.54	\$37,111.18	\$3,142.25	\$3,342.82
50'	171	\$6,973,639.83	\$40,781.52	\$3,453.02	\$3,673.43
60'	99	\$4,400,733.77	\$44,451.86	\$3,763.79	\$4,004.04
	<b>366</b>	<b>\$14,937,047.15</b>			

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

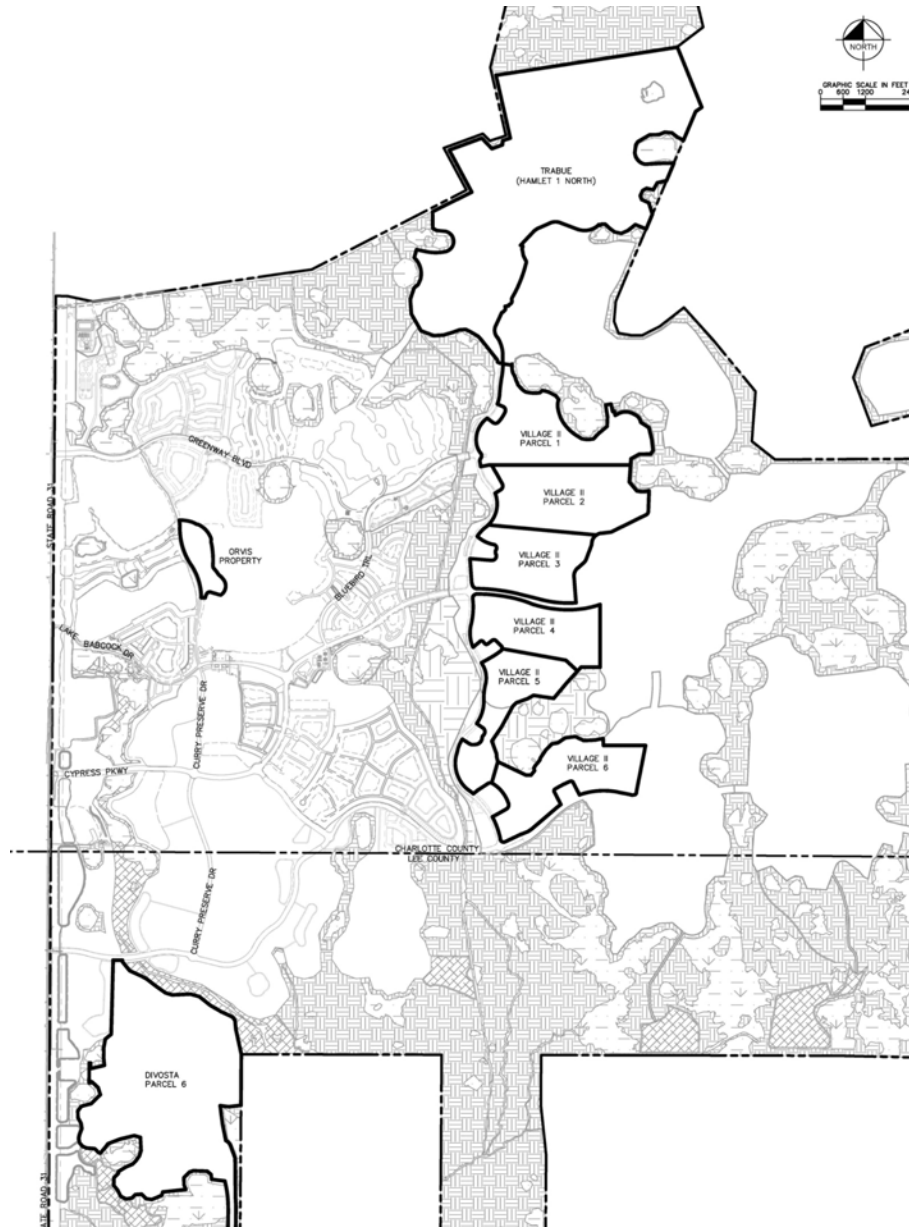
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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 2022-17

[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:

- 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

22-00234T



SECOND INSERTION

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

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Village 2 Parcel 1 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. Village 2 Parcel 1 is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Village 2 Parcel 1 lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Village II Parcel 1) and in the District's Engineer's Report Phase VI Project Area; Charlotte County - Village 2 - Parcel 1, 2, 3, 4, 5, and 6, Charlotte County - Orvis Parcel, Charlotte County - Trabue Parcel, Lee County - DiVosta Parcel, dated February 2022, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for Village 2 Parcel 1 ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for Village 2 Parcel 1 is \$13,611,000.00.

The District intends to impose assessments on benefited lands within Village 2 Parcel 1 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage as described in the Assessment Report, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$19,008,266.24 in debt allocated to Village 2 Parcel 1, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit*	Annual Bond Assessment Debt Service per Unit**
<b>Village 2 Parcel 1</b>					
40'	190	\$7,051,124.72	\$37,111.18	\$3,142.25	\$3,342.82
50'	206	\$8,400,993.02	\$40,781.52	\$3,453.02	\$3,673.43
60'	80	\$3,556,148.50	\$44,451.86	\$3,763.79	\$4,004.04
	<b>476</b>	<b>\$19,008,266.24</b>			

\* Excludes costs of collection and early payment discount allowance

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

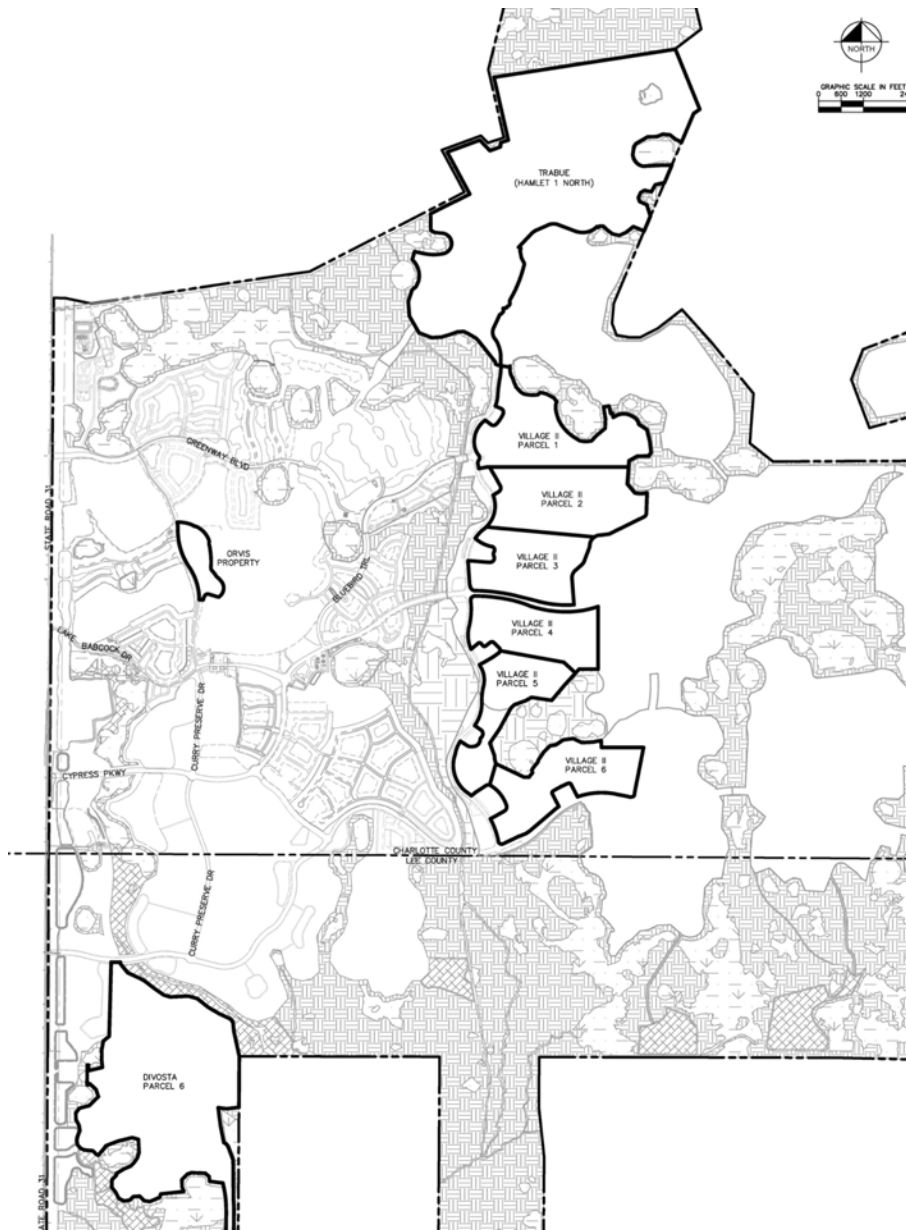
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector.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

**[VILLAGE 2 PARCEL 1]**

**A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Village 2 Parcel 1 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

**WHEREAS**, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

- Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- The total estimated cost of the Improvements is \$201,320,000.00 (the "Estimated Cost").
- The Assessments will defray approximately \$270,515,000.00, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

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

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

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

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

22-00232T

SECOND 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

SECOND 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



SECOND 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. 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:  
Michael Rossi

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

SECOND INSERTION

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

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on 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 Trabue 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 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 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 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. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Trabue Parcel is \$95,840,000.

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. 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 \$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:

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>Trabue Parcel</b>					
20'	404	\$13,808,883.46	\$34,180.40	\$2,894.10	\$3,078.83
52'	741	\$47,841,172.97	\$64,562.99	\$5,466.63	\$5,815.56
65'	570	\$41,130,420.20	\$72,158.63	\$6,109.76	\$6,499.75
Twin Villa	544	\$23,414,843.09	\$43,041.99	\$3,644.42	\$3,877.04
	<b>2,259</b>	<b>\$126,195,319.71</b>			

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

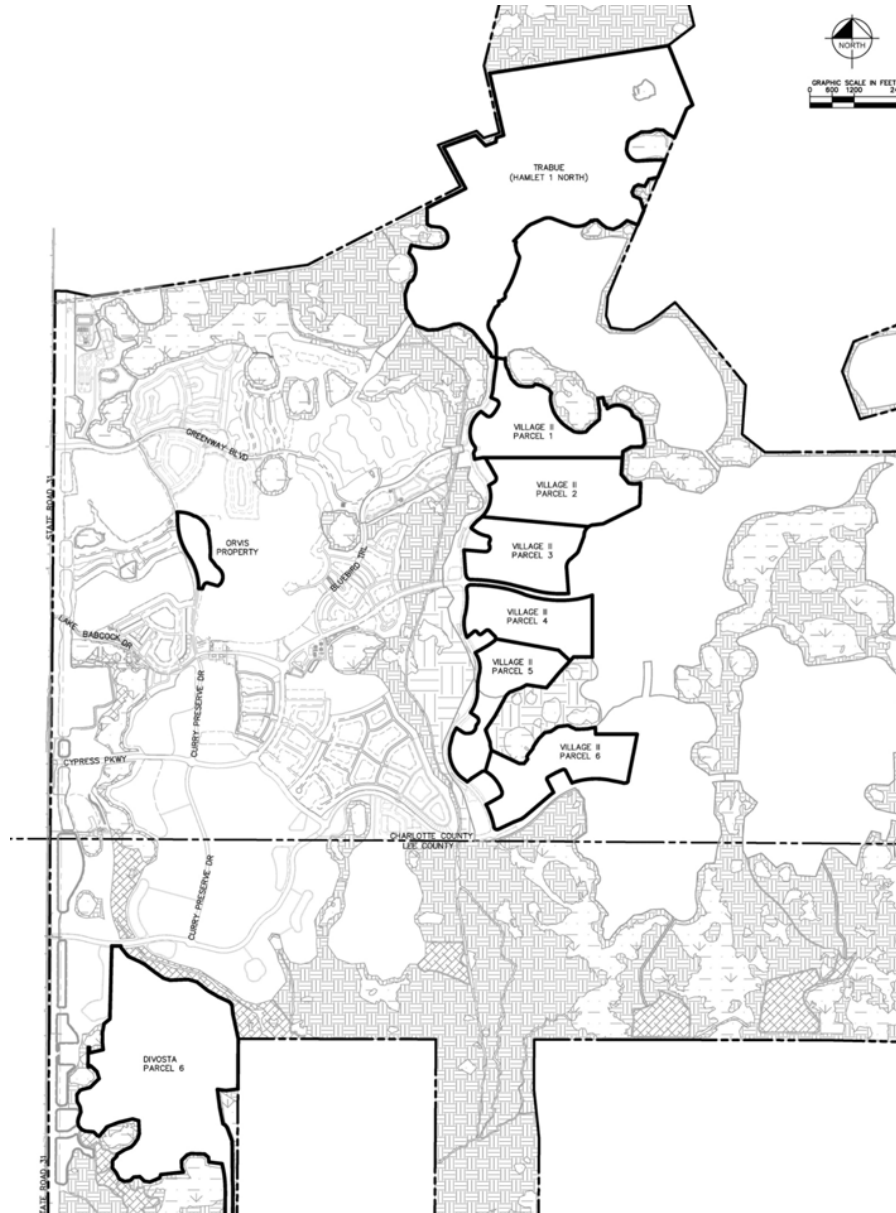
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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 2022-29

[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:

- 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

22-00240T

OFFICIAL  
COURTHOUSE  
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)



SECOND INSERTION

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

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on 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: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

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

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

22-00239T

Business Observer

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com

SAVE TIME E-mail your Legal Notice

legal@businessobserverfl.com

Business Observer

Business Observer

LV4680

LV10244



SECOND 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

SECOND 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

SECOND 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

SECOND 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  
ServiceFL@mlg-defaultlaw.com  
ServiceFL2@mlg-defaultlaw.com  
21-02646  
March 11, 18, 2022 22-00248T

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY

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

CASE NO.: 21-001276CA  
LUXURY ESTATES REALTY & MANAGEMENT 40IK PLAN, Plaintiff, vs.

KEA HOLDINGS LLC; ARTHUR PARIS; OAKSTAR INC., A FLORIDA CORPORATION; ALL PERFECT PROPERTIES LLC; RICHARD VIERA AND DIXIE VIERA, Defendant.

TO: KEA Holdings LLC, c/o Linda Parks GMS, Registered Agent, 203 Lookout Place, Suite A, Maitland, FL 32708

Arthur Parisi, 3220 167th Street Flushing, NY 11358  
All Perfect Properties LLC, 11237 Lacoña Street, Sebastian, FL 32958  
Oakstar Inc., A Florida Corporation, 1901 Harrison Street, #200 Hollywood, FL 33020

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

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

Parcel ID: 402230204015

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

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

lic Records of Charlotte County, Florida.

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

Parcel ID: 412012431007 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before April 15, 2022, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

DATED on March 9, 2022.

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

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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION  
CASE NO. 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 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  
21-009986 - MaM  
March 11, 18, 2022 22-00245T

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-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

SECOND 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., 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