# MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

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

File No. 2021-CP-003154AX IN RE: ESTATE OF IRENE HUNTER,

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of IRENE HUNT-ER, deceased, File Number 2021-CP-003154AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W., Bradenton, Florida 34205, that the decedent's death was September 12, 2020, that the total value of the estate is \$43,080.09 and that the names and addresses of those to whom it has been assigned by such order are:

Bradley University 1501 West Bradley Avenue Catholic Charities 7911 Detroit Avenue Cleveland, OH 44102 St. Rita Roman Catholic Church 32820 Baldwin Road Solon, OH 44139 ALL INTERESTED PERSONS ARE

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

The date of first publication of this Notice is March 18, 2022.

Petitioner giving notice: **KeyBank National Association** 4900 Tiedeman Road

Brooklyn, OH 44144 Attorney for the Petitioner Giving Notice: EUGENE A. KRATUS Florida Bar No. 273686 Weston Hurd LLP 1300 East 9th Street, Suite 1400 Cleveland, OH 44114 216-687-3377 (Direct) 216-621-8369 (Telecopier) 22-00383M March 18, 25, 2022

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA PROBATE DIVISION

File No. 2022-CP-000294

**Division Probate** 

IN RE: ESTATE OF

JAMES ALAN DANKE

Deceased.

The administration of the estate of

JAMES ALAN DANKE, deceased,

whose date of death was December 7,

2021, is pending in the Circuit Court

for Manatee County, Florida, Probate

Division, the address of which is 1115

Manatee Avenue West, P. O. Box 25400.

Bradenton, FL 34206. The names and

addresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

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 FIRST

PUBLICATION OF THIS NOTICE OR

30 DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent

persons having claims or demands

ney are set forth below.

ON THEM.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-000567AX IN RE: ESTATE OF RICHARD J. WENZEL, JR.,

Deceased The administration of the estate of RICHARD J. WENZEL, JR., deceased, whose date of death was January 12, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. 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 the 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 AF-TER 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 the 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 SEC-TION 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 18, 2022.

Personal Representatives: JENNIFER WENZEL BONNIE JO WILEY c/o Porter Wright Morris & Arthur

LLP 9132 Strada Pl, Ste 301 Naples, FL 34108-2683 Attorney for Personal Representatives: Michael A. Sneeringer Florida Bar No. 94502 E-Mail Addresses: msneeringer@porterwright.comflprobate@porterwright.com Porter Wright Morris & Arthur LLP 9132 Strada Place Naples, Florida 34108-2683 Telephone: 239-593-2967 15579145v1 March 18, 25, 2022 22 - 00388 M

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE  $\,$  DATE

OF THE FIRST PUBLICATION OF

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Carol L. Danke

5111 43rd Ave E.

Bradenton, FL 34208-6848

rney for Personal Representative

DATE OF DEATH IS BARRED.

notice is March 18, 2022.

Dana Laganella Gerling, Esq.

Gerling Law Group Chartered

Florida Bar No. 0503991

6148 State Road 70 East,

Telephone: (941) 756-6600

dlaganella@gerlinglawgroup.com

22-00386M

Bradenton, FL 34203

March 18, 25, 2022

Affordable Attorney

NOTWITHSTANDING THE TIME

FLORIDA STATUTES SEC-

THIS NOTICE.

BARRED.

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2021 CP 3979 Division Probate IN RE: ESTATE OF HARRIET F. WOOD

Deceased.
The administration of the estate of Harriet F. Wood, deceased, whose date of death was August 31, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 18, 2022.

Personal Representatives: Diane R. Palma 9 Kempton Pl. Apt 12 Saratoga Springs, NY 12866 Thomas J. Palma, Jr. 1608 Suzie Circle Ruskin, FL 33570

Attorney for Personal Representatives: Ira Stewart Wiesner, Esq., Attorney Florida Bar Number: 222887 IRA STEWART WIESNER PA 328 N Rhodes Avenue SARASOTA, FL 34237 Telephone: (941) 365-9900 Fax: (941) 365-4479 E-Mail: sherri@wiesnerlaw.com Secondary E-Mail: rachel@wiesnerlaw.com

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA PROBATE DIVISION

File No. 2022CP 134

Division: Probate

IN RE: ESTATE OF:

EDWARD C. GREMP,

Deceased.

The administration of the estate of

EDWARD C. GREMP, deceased, whose

date of death was October 19, 2021; is

pending in the Circuit Court for Mana-

tee County, Florida, Probate Division,

the address of which is P.O. Box 25400,

Bradenton, FL 34206. The names and

addresses of the personal representa-

tive and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

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

All other creditors of the decedent

and other persons having claims or de-

attorney are set forth below.

nst decedent's estate.

OF THIS NOTICE ON THEM.

22-00389M

FIRST INSERTION

March 18, 25, 2022

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 722 Division Probate IN RE: ESTATE OF CHARLES E. PECK. Deceased.

The administration of the estate of Charles E. Peck, deceased, whose date of death was February 12, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is March 18, 2022.

Personal Representative: Alexandra St. Paul 1206 Manatee Avenue West Bradenton, Florida 34205

Attorney for Personal Representative: Alexandra St. Paul, Attorney Florida Bar Number: 473560 DYE HARRISON KIRKLAND PETRUFF PRATT & ST PAUL PLLC 1206 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: astpaul@dyeharrison.com rferronyalka@dyeharrison.com March 18, 25, 2022 22-00381M

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE

OF THE FIRST PUBLICATION OF

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

DAVE M. EVANS, JR.

Personal Representative

2601 Cattlemen Road, Suite 503

Sarasota, Florida 34232

22-00382M

Email: devans@leeandevans.com

DATE OF DEATH IS BARRED.

notice is: March 18, 2022.

Dave M. Evans, Jr.

Personal Representative

Florida Bar No. 1013511

LEE & EVANS, P.A.

Suite 503

2601 Cattlemen Road,

Sarasota, Florida 34232

Telephone: (941) 954-0067

Facsimile: (941) 365-1492

March 18, 25, 2022

ALL CLAIMS NOT FILED WITHIN

THIS NOTICE.

BARRED.

# FIRST INSERTION

Notice is hereby given that YI LIU, OWNER, desiring to engage in business under the fictitious name of LIU'S MATHWORK located at 1514 PLEAS-ANT RD, G6, BRADENTON, FLORI-DA 34207 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 18, 2022 22-00384M

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 4/15/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1975 PRKW HS 4539A & 4539B Tenants: SHERRY GULLO, GEORGE FINN, ANNEMARIE MORRISON, AND NATHANIEL CRUZ and all unknown parties beneficiaries heirs  $\,$  . Sale to be at MHC COLONY COVE LLC DBA COLONY COVE, 101 AM-STERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.

March 18, 25, 2022 22-00397M

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 4/15/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1985 BROO HS FLFL2AE333206125 &  $\begin{array}{ll} {\rm FLFL2BE333206125} & {\rm .\ Last\ Tenants:} \\ {\rm CARL\ KENNETH\ WOLFSON,\ AND} \end{array}$ NORMA JEAN WOLFSON and all unknown parties beneficiaries heirs Sale to be at MHC COLONY COVE LLC DBA COLONY COVE, 101 AM-STERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925. 22-00398M March 18, 25, 2022

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Pitts Law Firm located at 9040 Town Center Pkwy in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of March, 2022. Tonya Willis Pitts, P.A. Tonya Willis Pitts March 18, 2022 22-00391M

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 Titan Garage, located at 5580 Fountain Lake Circle, 113, in the City of Bradenton, County of Manatee, State of FL, 34207 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. SRMUNRO ENTERPRISES LLC 5580 Fountain Lake Circle, 113 Bradenton, FL 34207 March 18, 2022 22-00392M

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 WHITE SANDS HOLISTIC DENTISTRY AND BIOSPA: Located at 520 48th Street Ct E : Manatee County in the City of Bradenton : Florida, 34208-5508 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Bradenton Florida, this March day of 15, 2022 WHITE SANDS DENTISTRY, INC. March 18, 2022

FIRST INSERTION

Notice under Fictitious Name Law pursuant to Section 865.09, Florida Statutes.

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name, Mello on the Beach, located at 105 39th Street, Holmes Beah, FL 34217, within Manatee County. Undersigned intends to register said name with the Division of Corporations of the Florida Department of State, Tallahassee, FL. Dated at Tampa, FL, this 16th day of March,

Owner's Name: Mainsail AMI 105 39th LLC, 4602 Eisenhower Boulevard. Tampa, FL 33634.

FIRST INSERTION

Notice is hereby given that RYAN DEVINE, OWNER, desiring to engage in business under the fictitious name of DEVINE BUILDS located at 12344 TRAILHEAD DR., BRADENTON, FLORIDA 34211 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 18, 2022 22-00385M

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 4/15/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1975

RAMA HS 20620120A1 & 20620120B1 . Last Tenants: CALVIN MOSS AND JOSHUA JAMES MOSS and all unknown parties beneficiaries heirs Sale to be at MHC COLONY COVE LLC DBA COLONY COVE, 101 AM-STERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925

22-00399M March 18, 25, 2022

FIRST INSERTION

Notice is hereby given that WILLIAM C BAILEY LLC, OWNER, desiring to engage in business under the fictitious name of BAILEY CONSULTING AND INVESTIGATION located at 907 69TH ST NW, BRADENTON, FLORI-DA 34209 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 18, 2022 22-00393M

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 4/15/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1976 CANY HS CF64080X & CF64080U Last Tenants: ROBERT DAVID HOFF and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC DBA COLONY COVE, 101 AMSTERDAM AVENUE, ELLEN-

 $TON, FL\ 34222.\ \ 813\text{--}282\text{--}5925.$ 22-00396M March 18, 25, 2022

> FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/15/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1979 SCHU HS S166549A & S166549B Last Tenants: HERBERT HENRY TOWNSEND, ESTHER MARIE TOWNSEND and all unknown parties beneficiaries heirs . Sale to be at MHC WINDMILL MANOR LLC, 5320 53RD AVENUE EAST, BRADENTON, FL 34203. 813-282-5925 March 18, 25, 2022 22-00401M

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 4/15/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1971 MONA HS 3B44LB32426A & 3B44LB32426B . Last Tenants: RE-BECCA ANNE FULKERSON and all unknown parties beneficiaries heirs Sale to be at MHC COLONY COVE LLC DBA COLONY COVE, 101 AM-STERDAM AVENUE, ELLENTON, FL 34222 813-282-5925

March 18, 25, 2022 22-00395M

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 4/15/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1989 DELO HS 2D9941A & 2D9941B Last Tenants: JIMMY CARL MUL-LINS IANICE FAVE MILLINS JOHN DOE, AND JANE DOE and all unknown parties beneficiaries heirs Sale to be at MHC COLONY COVE LLC DBA COLONY COVE, 101 AM-STERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925. March 18, 25, 2022 22-00394M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/15/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1981 SHER HS 13003692A & 13003692B

. Last Tenants: ERNEST L CAR-DEIRO, JOANN MUNROE HICK-MAN, JOANN C. CARDEIRO, PATRI-CIA JEAN STILES, JOHN WATTS JOHN DOE AND JANE DOE and all unknown parties beneficiaries heirs Sale to be at MHC COLONY COVE LLC DBA COLONY COVE, 101 AM-STERDAM AVENUE, ELLENTON,

FL 34222. 813-282-5925. March 18, 25, 2022 22-00400M

THE BUSINESS OBSERVER

**CALL** 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 452 Division Probate IN RE: ESTATE OF SHARON REDDEN DAVIE  $a/k/a\,SHARON\,DISKIN$ 

Deceased. The administration of the estate of SHARON REDDEN DAVIE, deceased, whose date of death was January 1, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 18, 2022.

# Personal Representative: SHIRLEEN O'CONNOR 18226 Oklahoma Court

Orland Park, Illinois 60467 GREGORY J. PORGES E-mail Addresses: gjp@phkhlaw.com, beckyc@phkhlaw.com Florida Bar No. 0120348 PORGES, HAMLIN, KNOWLES & HAWK P.A. 1205 Manatee Avenue West Bradenton, Florida 34205 Telephone: (941) 748-3770

# FIRST INSERTION

22-00403M

March 18, 25, 2022

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-000656

**Division Probate** IN RE: ESTATE OF HANSFORD R. WILLIAMS, A/K/A HANSFORD REON WILLIAMS

**Deceased.**The administration of the estate of HANSFORD R. WILLIAMS, a/k/a HANSFORD REON WILLIAMS, deceased, whose date of death was September 11, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representa-

tive 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 L. WILLIAMS c/o Anthony D. Bartirome, Esquire Blalock Walters, P.A.

802 11th Street West Bradenton, Florida 34205-7734 Attorney for Personal Representative: ANTHONY D. BARTIROME

Attorney Florida Bar Number: 0606316 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748.0100 Fax: (941) 745.2093 E-Mail:

abartirome@blalockwalters.comSecondary E-Mail: cmorelli@blalockwalters.com Alternate Secondary E-Mail: alepper@blalockwalters.com March 18, 25, 2022 22-00380M

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH HIDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2022-CP-0706 IN RE: ESTATE OF MELVIN WHITAKER, Deceased.

The administration of the estate of MELVIN WHITAKER, deceased, whose date of death was January 24, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205, and the mailing address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BE-FORE 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 NO-TICE 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 18, 2022. Cheryl Ann Sims

Personal Representative 2041 84th Street Circle N.W. Bradenton, FL 34209

M. Brandon Robinson, Esq. Attorney for the Personal Representative Florida Bar No. 0119364 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: 941-741-8224 Email: brobinson@barneswalker.com March 18, 25, 2022 22-00379M

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-000285 Division PROBATE

IN RE: ESTATE OF PAMELA D. MAY, Deceased.

The administration of the estate of PAMELA D. MAY, deceased, whose date of death was October 26, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West , Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 18, 2022. Signed on this 13th day of MARCH,

> /s/ Thomas J. Frazier THOMAS J. FRAZIER Personal Representative 3756 82nd Avenue Circle East,

> > Unit #102

Sarasota, FL 34243 /s Alice S. Bowman Alice S. Bowman Attorney for Personal Representative Florida Bar No. 0978485 MacLeod, McGinness & Bowman, P.A. 1800 Second Street, Suite 971 Sarasota, FL 34236 Telephone: 941-954-8788 Email: alice@mandm-law.com Secondary Email: tamara@mandm-law.com

22-00387M

March 18, 25, 2022

#### FIRST INSERTION

**MANATEE COUNTY** 

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

CASE No. 2019CA003080AX

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-3, MORTGAGE-BACKED NOTES, SERIES 2016-3, PLAINTIFF, VS. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MAXINE DOUGLAS A/K/A MAXINE B. DOUGLAS (DECEASED), ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 1, 2020 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee, Florida, on April 2022, at 11:00 AM, at WWW. MANATEE.REALFORECLOSE.COM for the following described property:

Lot 21, Magnolia Park, Block A less right-of-way on North and East for roadways, in Section 7, TWP. 35 South, Range 18 East, as per plat thereof recorded in Plat Book 2, Page 111, of the Public Records of Manatee County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: Kyle Melanson, Esq. FBN 1017909 Our Case #:

19-000089-F\2019CA003080AX\SPS March 18, 25, 2022 22-00377M

#### FIRST INSERTION

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

CASE NO.: 41 2015 CA 005423 AX REVERSE MORTGAGE FUNDING Plaintiff, v.

JOYCE E. ZORN A/K/A JOYCE ELAINE ZORN, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 7, 2022 entered in Civil Case No. 41 2015 CA 005423 AX in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein REVERSE MORTGAGE FUNDING LLC Plaintiff and IOVCE E ZORN A/K/A JOYCE ELAINE ZORN; GLEN E. ZORN A/K/A GLENN EUGENE ZORN A/K/A GLEN EUGENE ZORN A/K/A GLENN ZORN; UNITED STATES OF AMERICA ON BEHALF OF U.S. DEPARTMENT OF HOUS-ING AND URBAN DEVELOPMENT; STATE OF FLORIDA - DEPART-MENT OF REVENUE: COUNTRY PALMS HOMEOWNERS' ASSOCIA-TION, INC., are defendants, Angelina Colonneso, Clerk of Court, will sell the property at public sale at www.manatee. realforeclose.com beginning at 11:00 AM on July 12, 2022 the following described property as set forth in said Final Judgment, to-wit:.

LOT 1, COUNTRY PALMS. AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 31, PAGE 198-200, PUBLIC RECORDS MANATEE COUNTY,

FLORIDA.

Property Address: 3635 77th Terrace East, Sarasota, Florida

ANY PERSON CLAIMING AN IN-TEREST 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 PUB-LISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970

Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jason M. Vanslette Jason M. Vanslette, Esq. FBN: 92121

File No: CE18072-JMV March 18, 25, 2022 22-00373M

# FIRST INSERTION

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

 $\pmb{\text{CASE NO. 2018CA002401AX}}\\$ 2D20-2052

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2006-AR6,** 

LGC AS TRUSTEE OF TRUST 3104 UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 2006,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 15, 2022, and entered in 2018CA002401AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR6 is the Plaintiff and LGC AS TRUSTEE OF TRUST 3104 UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 2006 and LEN GALE are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose. com, at 11:00 AM, on April 05, 2022, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 61.45 FEET OF LOTS 4 AND 5, EXCEPT 29.37 FEET OFF THE EAST SIDE OF LOT 4. BLOCK B. TROPICAL PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 4, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

Property Address: 3108 3RD ST E APT A/B, BRADENTON. FL 34208

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

IMPORTANT

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

Dated this 10 day of March, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbrune us@raslg.com17-086803 - NiK March 18, 25, 2022

22-00375M

## FIRST INSERTION

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

FLORIDA CASE NO. 2022 CA 000318 Scot M. Cranston and Gwendie D. Cranston

Plaintiffs, vs. American Home Mortgage dba American Brokers Conduit, and All Parties Claiming By or Through Said Defendants.

Defendant(s). TO: American Home Mortgage dba

American Brokers Conduit, and All Parties Claiming By or Through Said Defendants

YOU ARE NOTIFIED that an action to quiet title the following property in Manatee County, Florida: 17206 HOWLING WOLF RUN,

PARRISH FL 34219-5054, more particularly described as: Lot 141, Foxbrook, Phase II, as per the plat thereof recorded in Plat Book 38, Pages 36 through 42, of the public records of Manatee county, Florida, Parcel ID: 495328859

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, the Plaintiff's attorney, Melody D. Genson, whose address is: 2750 Ringling Blvd., Suite 3, Sarasota, FL 34237, on or before April 21st 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. In and for Manatee County:

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

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

Court on: 3/10/2022

Angelina "Angel" Colonneso Clerk of the Court (SEAL) BY: Kris Gaffney Deputy Clerk

Mar. 18, 25; Apr. 1, 8, 2022

22-00371M

#### FIRST INSERTION

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

CASE NO: 2020-CA-000261 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2016-CTT, Plaintiff(s), vs. JEFFREY L. GRUBBS; et. al.,

Defendant(s). NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Mortgage Foreclosure entered

on March 1, 2022 in the above-styled cause, Angelina "Angel" Colonneso, Manatee county clerk of court, will sell to the highest and best bidder for cash on April 7, 2022 at 11:00 A.M., at www. manatee.realforeclose.com, the follow-

ing described property:
UNIT 7574, BUILDING 9,
EAGLE CREEK V, A CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1290, PAG-ES 997 THROUGH 1023, IN-CLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-

Property Address: 7682 Eagle

MON ELEMENTS.

Creek Drive, Sarasota, FL 34243 ANY PERSON CLAIMING AN IN-TEREST 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

#### AMERICANS WITH DISABILITIES ACT

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

Dated: March 10, 2022 /s/ Michelle A. DeLeon Michelle A. DeLeon, Esquire Florida Bar No.: 68587 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (855) 287-0211 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: mdeleon@qpwblaw.com Matter # 123460 March 18, 25, 2022 22-00374M

# FIRST INSERTION

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

CASE NO. 2019CA002303AX

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES. BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH. UNDER OR AGAINST THE ESTATE OF GLORIA J. SCHMID A/K/A GLORIA JOANN SCHMID, DECEASED: JANET M. SHERIFF: JPMORGAN CHASE BANK. N.A.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT

PROPERTY: KALEY GREIG.

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed January 12, 2022 and entered in Case No. 2019CA002303AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein JPMORGAN CHASE BANK NATIONAL ASSOCIATION is Plaintiff and ALL UNKNOWN HEIRS, CRED-ITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY. THROUGH, UNDER OR AGAINST THE ESTATE OF GLORIA J. SCHMID A/K/A GLORIA JOANN SCHMID, DECEASED; JANET M. SHERIFF; UNKNOWN PERSON(S) IN POS-SESSION OF THE SUBJECT PROP-ERTY; KALEY GREIG; JPMORGAN CHASE BANK, N.A.; are defendants. ANGELINA (ANGEL) COLONNESO.

the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on April 7, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK H, BAYSHORE GARDENS, SECTION NO. 3, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 10, PAGES 5 THROUGH 7, INCLU-SIVE, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA.

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

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

Dated this 9th day of March, 2022. Eric Knopp, Esq. Bar. No.: 709921 Kahane & Associates, P.A. 8201 Peters Road, Suite 3000 Plantation, Florida 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@ kahaneandassociates.com File No.: 19-00673 JPC 22-00372M

JBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com

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

CASE No. 2019CA005675AX BANK OF AMERICA, N.A., PLAINTIFF, VS. UNKNOWN SUCCESSOR TRUSTEE OF THE MOODY FAMILY TRUST AGREEMENT AND SUCH TRUST HAVING BEEN ESTABLISHED UNDER THAT CERTAIN REVOCABLE TRUST AGREEMENT DATED 10-13, 2008, ET AL.

DEFENDANT(S).

To: Unknown Successor Trustee of the Moody Family Trust Agreement and such Trust having been established under that certain Revocable Trust Agreement Dated 10-13, 2008 RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 2107 & 2109 51st Ave W, Bradenton, FL 34207 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage

on the following described property lo-

cated in Manatee County, Florida: Lot 14, Block 36, Holiday Heights, Second Addition, as per plat thereof recorded in Plat Book 9, Page 27 of the Public Records of Manatee County, Florida

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be

entered against you for the relief demanded in the Complaint.

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

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

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

Date: 3/9/2022 Angelina Colonneso Clerk of the Circuit Court (SEAL) By: Kris Gaffney Deputy Clerk of the Court

22-00378M

Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432 Our Case #: 19-001634-FHA-REV\2019CA005675AX\PHH

March 18, 25, 2022

#### FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 41-2022-CA-000446

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NORMA M. DUNWOODY, DECEASED, et. al. Defendant(s),

EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF NOR-MA M. DUNWOODY, 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, grant-ees, 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 be-

TO: THE UNKNOWN HEIRS, BEN-

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

LOT 9, LESS THE EAST 7
FEET AND LESS 5 FEET OFF SOUTH FOR ROAD RIGHT OF WAY, BLOCK C, COLONIAL HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 27, OF THE PUB-LIC RECORDS OF MANATEE 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2022-CP-0596

IN RE: ESTATE OF

MARY ELIZABETH LAFOLLETTE,

Deceased.

The administration of the estate of MARY ELIZABETH LAFOLLETTE,

deceased, whose date of death was Feb-

ruary 10, 2022, is pending in the Cir-

cuit Court for Manatee County, Florida,

Probate Division, the address of which

is PO BOX 25400, BRADENTON, FL  $\,$ 

34206. The names and addresses of the personal representative and the per-

sonal representative's attorney are set

All creditors of the Decedent and

other persons having claims or de-

mands against Decedent's estate, on

whom a copy of this notice is required

to be served, must file their claims

with this Court ON OR BEFORE THE

LATER OF 3 MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR 30 DAYS AF-

TER THE DATE OF SERVICE OF A

All other creditors of the Decedent

COPY OF THIS NOTICE ON THEM.

and other persons having claims or de-

forth below.

for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

Lawyer Referral Service at (800) 342-

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

WITNESS my hand and the seal of this Court at County, Florida, this 10th day of MARCH, 2022

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

ROBERTSON, ANSCHUTZ, AND SCHNEID PL ATTORNEYS FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

mands against Decedent's estate must

file their claims with this Court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

JOSEPH L. NAJMY

**Personal Representative** 6320 Venture Drive, Suite 104

Lakewood Ranch, FL 34202

Carolina Arias, Esq. Attorney for Personal Representative

Email: carias@najmythompson.com

22-00348M

DATE OF DEATH IS BARRED. The date of first publication of this

notice is: March 11, 2022

Florida Bar No. 1015218

6320 Venture Drive, Suite 104

Lakewood Ranch, FL 34202

kwest@najmythompson.com

Telephone: 941-907-3999

Najmy Thompson, PL

Secondary Email:

March 11, 18, 2022

NOTWITHSTANDING THE TIME

22-005183 - SaB

SUBSEQUENT INSERTIONS

SECOND INSERTION

BARRED.

# SECOND INSERTION

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

FLORIDA Case No. 2021-CC-009032 COLONIAL MANOR MHC HOLDINGS, LLC, d/b/a

COLONIAL MOBILE MANOR, Plaintiff, vs. **DWAINE LEE PARROTT and** ANY UNKNOWN TENANT(s),

Defendants. TO WHOM IT MAY CONCERN:

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

property: 1986 Palm Trailers Double Mobile Home, VIN Wide No. 40650259AV Title No. 0044231744 and VIN No. 40650259BV, Title No. 0044231742.

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

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

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

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

22-00345M

#### FOURTH INSERTION

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

Case No.: 2022 DR 649 IN THE MATTER OF THE ADOPTION OF ZOEY NICOLE BARTZ, Adoptee.

TO: CASEY MARIE HERMAN DOB: FEBRUARY 19, 1989 Race: WHITE

Hair Color: BLONDE Eye Color: BLUE Height: 5'7" Weight: 130LBS Date of Birth of minor child: June 23,

2016 Place of Birth of minor child: Oakland

County, Michigan YOU ARE NOTIFIED that an action for PETITION FOR ADOPTION BY

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

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

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

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

DATED this 18 day of FEBRUARY,

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

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

22-00279M

# FOURTH INSERTION

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

Case No.: 2022 DR 649 IN THE MATTER OF THE ADOPTION OF ZOEY NICOLE BARTZ.

Adoptee. TO: WESTON THOMAS BARTZ DOB: MARCH 13, 1990

Age: 32 Race: WHITE

Hair Color: BROWN Eye Color: HAZEL Height: 6'

Weight: 200 LBS Date of Birth of minor child: June 23.

Place of Birth of minor child: Oakland County, Michigan

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

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

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

If you are a person with a disabil-

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

DATED this 18 day of FEBRUARY, ANGELINA "ANGEL" COLONNESO,

CLERK OF COURT (SEAL) By: Connie Hoatland Deputy Clerk

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

E-mail your Legal Notice legal@businessobserverfl.com

# SECOND INSERTION

**SUBSEQUENT INSERTIONS** 

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

File No. 2022CP763 IN RE: ESTATE OF DWYER F. WETZLER

# Deceased

The administration of the Estate of DWYER F. WETZLER, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: March 11.

#### Personal Representative: JAMES WM. KNOWLES 2812 Manatee Ave W Bradenton, FL 34205

Attorney for Personal Representative: JAMES WM. KNOWLES KNOWLES BOUZIANE & SHAFFER PLLC Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 March 11, 18, 2022 22-00368M

SECOND INSERTION

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

FILE NO.: 2021-CP-003566-AX PROBATE DIVISION IN RE: ESTATE OF ROBERT KREISLER, DECEASED.

The administration of the Estate of ROBERT KREISLER, Deceased, whose date of death was January 27, 2021, File No.: 2021-CP-003566-AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of Court, Probate Division, 1115 Manatee Avenue West, Bradenton, FL 34206. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER THE TIME OF SERVICE OF A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

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

#### MATTHEW KREISLER 3338 Peachtree Road NE, #910

Atlanta, GA 30326 Attorney for Personal Representative: JENNIFER A. MCCLAIN, ESQUIRE DENT & MCCLAIN, CHARTERED 3415 Magic Oak Lane Sarasota, FL 34232 Phone: (941) 952-1070 Fax: (941) 952-1094 E-Mail: jmcclain@dentmcclain.com March 11, 18, 2022 22 - 00365M

#### SECOND INSERTION

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

File Number: 2022 CP 000121 AX IN RE: ESTATE OF DEAN W. BOWLEY,

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

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

ney are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITH-IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of

# this Notice is March 11, 2022. Personal Representative: Dianne Anderson

1324 S. Lakeshore Sarasota, FL 34231 Attorney for Personal Representative: Laurie B. Sams, Esq. Florida Bar No. 136001

Van Winkle & Sams, P.A. 3859 Bee Ridge Road, Suite 202 Sarasota, FL 34233 lauriesams@comcast.net (941) 923-1685-Phone (941) 923-0174-Fax March 11, 18, 2022 22-00361M

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT TWELFTH JUDICIAL CIRCUIT MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2021CP-3597

Division Probate IN RE: ESTATE OF HILDA M. MARTIN Deceased.

The administration of the estate of Hilda M. Martin, deceased, whose date of death was January 22, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are

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 WITH IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

Stephen D. Spangler Personal Representative 5833 Old Ranch Road Sarasota, FL 34241 JILLIAN T. SPANGLER, ESQ. Boswell & Dunlap, LLP

Attorneys for Personal Representative Post Office Drawer 30 Bartow, FL 33831 Telephone: (863) 533-7117 E-Mail: jillian@bosdun.com March 11, 18, 2022 22-00364M

E-mail your Legal Notice



legal@businessobserverfl.com

MANATEE COUNTY

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

CASE NO.: 2019 CC 001517 EL CONQUISTADOR, VILLAGE 1, SECTION 3, CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. EDWARD A. MILLER; et al.

Defendant(s). NOTICE IS HEREBY GIVEN that pur-Foreclosure dated February 28, 2022,

suant to the Final Judgment for Lien

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

UNIT 407, BUILDING C, EL CONQUISTADOR, VIL-LAGE 1, SECTION 3, A CON-DOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORD-ED IN OFFICIAL RECORDS BOOK 690, PAGE 882, AND

AMENDMENTS THERETO. AND AS PER PLAT THERE-OF, RECORDED IN CONDO-MINIUM BOOK 5, PAGES 73 THROUGH 75, AND AMEND-MENTS THERETO, OF THE PUBLIC RECORDS OF MAN-ATEE COUNTY, FLORIDA. TOGETHER WITH AN UN-DIVIDED 1/209TH SHARE IN AND TO THE FOLLOWING DESCRIBED PROPERTY: BEING AT THE NORTH-EAST CORNER OF SECTION 21, TOWNSHIP 35 SOUTH

RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE

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

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

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

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

March 11, 18, 2022

#### SECOND INSERTION

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

CASE NO. 2019CA000970AX THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES,

**SERIES 2006-10,** Plaintiff, vs. JASPER LAW; UNKNOWN SPOUSE OF JASPER LAW; UNKNOWN HEIRS OF JASPER LAW; WILLIE M. GRIFFIN A/K/A W. MACK GRIFFIN; CAROLYN E. GRIFFIN A/K/A CARLYN GRIFFIN; V.M. CALDERON, INC. PROFIT SHARING PLAN AND

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

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 5, 2022, and entered in Case No. 2019CA000970AX of the Circuit Court in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUST-EE FOR THE CERTIFICATEHOLD-ERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-10 is Plaintiff and JASPER LAW; UNKNOWN SPOUSE OF JAS-PER LAW; UNKNOWN HEIRS OF JASPER LAW; WILLIE M. GRIF-FIN A/K/A W. MACK GRIFFIN; CAROLYN E. GRIFFIN A/K/A CAR-LYN GRIFFIN; V.M. CALDERON, INC. PROFIT SHARING PLAN TRUST; AMERICAN MO-MENTUM BANK SUCCESSOR BY MERGER TO LANDMARK BANK OF FLORIDA; PANTHER RIDGE II HOMEOWNERS' ASSOCIATION, INC.; FOXWOOD AT PANTHER RIDGE HOMEOWNERS ASSOCIA-

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

TRACT 40, IN SECTION 20, TOWNSHIP 35 SOUTH, RANGE 20 EAST, POM-ELLO PARK, AS PER PLAT

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

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

22-00357M

DATED 3/7/22. By: s/Jeffrey M. Seiden, Esq. Jeffrey M. Seiden Florida Bar No.: 57189 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-178433 / JLDC March 11, 18, 2022 22-00341M

#### SECOND INSERTION

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

Case No. 2022 CC 1119 EL RANCHO VILLAGE, INC., d/b/a VILLAGE ON THE GREENS, a Florida not-for-profit corporation,

VITO MALDERO, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, AND TRUSTEES OF VITO MALDERO,

Defendants. TO: VITO MALDERO 508 44th Avenue East, Unit K-47 Bradenton, FL 34203 THE UNKNOWN HEIRS, CREDI-TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, AND TRUSTEES OF VITO MAL-

508 44th Avenue East, Unit K-47 Bradenton, FL 34203

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

Unit #K-47 of EL RANCHO VII.LAGE. a Residential Coop-

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

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

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney.

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

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

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

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

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

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

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

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

#### SECOND INSERTION

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

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

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

DATED: 3/2, 2022. ANGELINA "ANGEL" COLONNESO

Clerk of Court (SEAL) By: Kris Gaffney as Deputy Clerk

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

# SECOND INSERTION

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

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

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

A tract of land in the NW 1/4 of Section 31, Township 34 South, Range 18 East, Manatee County, Florida; being in the NW corner of a tract owned by New Systems Construction and Development Corporation and recorded in O.R. Book 514, Pages 365 and 366, Public Records of Manatee County, Florida; more particularly described as follows

Commence at the NW corner of Section 31, Township 34 South, Range 18 East; thence South along the West line of said Section 31 a distance of 1404.3 feet; thence N89°18'33'E a distance of 28.44 feet to the existing Easterly right of way line of 15th Street East for a Point of Beginning, said P.O.B. being the NW corner of the aforementioned New Systems Construction and Devel-

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

Lot 1, KINGSTON ESTATES, according to the plat thereof recorded in Plat Book 16, Page 32, of the Public Records of Manatee County, Florida.

Property No.: 1375010053 Address: 1307 15th St E., Bradenton, FL 34208

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

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

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

22-00344M

# SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 03/29/2022 11:00 AM, the following Personal Property will be sold at public auction pursuant to F.S.715.109: 1969 NEWM VIN# 328913

Last Known Tenants: Thomas E. Young & Percival Alfonso Brown Sale to be held at: Bradenton Tropical Palms Inc.2310 14th St. W Bradenton, FL 34205 (Manatee County) 941-748-7423 March 11, 18, 2022 22-00370M

# SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION IN RE: ESTATE OF KATERINA ANNARAUD, Deceased.
TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:

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

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

ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

#### **Person Giving Notice:** JAY SCHROCK 5601 Dunrobin Dr., Apt. 5102

Sarasota, FL 34235 Attorney for Person Giving Notice: ELIZABETH P. DIAZ Attorney for Petitioner Florida Bar No. 92847 Williams Parker Harrison Dietz & Getzen 200 South Orange Avenue Sarasota, FL 34236 Telephone: 941-366-4800

for service: Primary: ediaz@williamsparker.com Secondary: awynn@williamsparker.com 22-00351M March 11, 18, 2022

Designation of Email Addresses

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



# SECOND INSERTION

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

FILE NO.:2022CP000363CPAXMA IN RE: ESTATE OF MATILDE DE LA CARIDAD ANELLO,

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

The administration of the Estate of Matilde De La Caridad Anello, deceased, File No. 2022CP-000363CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with the clerk of the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205 ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733 702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

The date of first publication of this Notice is March 11, 2022. Dated at Manatee County, Florida

this 22nd day of February, 2022. JOSE L. ANELLO Personal Representative

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

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and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com



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

The administration of the estate of Robert P. Martin, deceased, whose date of death was January 4, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1114 Manatee Avenue West, Bradenton, Florida. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

#### **Petitioner:** Kristina M. Martin

1404 Aqua Marine Blvd Avon Lake, Ohio 44012 Attorney for Petitioner: John T. Griffin, Attorney Florida Bar Number: 0674281 GRIFFIN & GRIFFIN Sarasota, FL 34231 Telephone: (941) 966-2700 Fax: (941) 966-2722

 $\hbox{E-Mail: john@griffinelderlaw.com}$ Secondary E-Mail: tish@griffinelderlaw.com March 11, 18, 2022 22-00347M

the time of the sale specified.

217-7473 Time: 10:15 AM

217-7078 Time: 10:30 AM

(941) 413-0887 Time: 10:45 AM

Jannett: F143 - Demler, Zina

March 11, 18, 2022

(941) 217-7531 Time: 10:00 AM

Wilson, Samantha; E36 - Jamieson, Lawrence

Sale to be held at www.storagetreasures.com.

Sale to be held at www.storagetreasures.com.

Sale to be held at www.storagetreasures.com

L08 - Sanders, Vanessa; XX22 - King, James

SECOND INSERTION NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on

March 26, 2022, the personal property in the below-listed units, which may include

but are not limited to: household and personal items, office and other equipment.

The public sale of these items will begin at 10:00 AM and continue until all units are

sold. The lien sale is to be held at the online auction website, www.storagetreasures.

com, where indicated. For online lien sales, bids will be accepted until 2 hours after

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210,

Sale to be held at www.storagetreasures.com.
A06 - Deremer, Brandon; A09CC - Wagster, Shad; A36 - Nutting, Gretchen; B22

- RECORDS JR, MICHAEL; C19 - Collins, Mary; D06CC - Whitman, Eric; E17CC

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941)

A021 - barrientes, mary; A025 - Baker, Kenneth; A029 - Carroll, Brad; A045 -

Devine, Ashley; A081 - Phillips, Arscilla; B002 - Baskin, Terryl; B010 - Whaley,

Shawn; B023 - Rodriguez, Jennifer; B029 - daley, Krystal; C006 - Taylor, Zachary;

C012 - McGruder, Joseph; C018 - Armstrong, Dawn; C044 - Stokes, TaQuisha; C048

- Williams, Tamika; C054 - Quinn, Johnavia; C061 - Black, Baianca; C095 - Bogue,

Brittany; C097 - Milton, Mercedes; C105 - Morris, Jacquelyn; D006 - Murray

Christopher; D045 - Miller, Thomas; D048 - scott, titinysha; D057 - Martinez, Joel;

D062 - Dubois-martin, Tamara; D065 - Jackson, Lela; D072 - Wallace, Chasity;

E028 - PAULEY, MONTANA: E041 - Dorsey, Ludeone: F007 - Johnson, Dean:

F008 - Tucker, Jessica; F021 - Jackson, Jamica; F042 - Kinder, Warren; G006 -

Furlow, Marcus; G014 - Novotny, Michael; G043 - Taylor, Amanda; H007 - Simms,

Rachel: H019 - iones, ivona: H029 - Daniels, Michael: H050 - Whitham, Tyler:

J021 - Espinosa Zapata, Uriel; J022 - Edwards, Joshua; J044 - Little, Kyle; K014

PUBLIC STORAGE # 25803, 3009 53rd Ave E. Bradenton, FL, 34203, (941)

0109 - Tori's Treasures and Records Monteleone, Michael P: 0311 - Diaz, Terri: 0322

- Houston, Ammie; 0433 - Gissendanner, Austiona; 0475 - Watkins, Crystal; 0527

- Williams, Samantha; 0611 - Dorsey, Vonshekkia; 0709 - Spencer, Timothy; 0710

Clark, Shadiqua; 0713 - franco, Jaime; 0825 - Moore, Dominique; 0826 - Mitchell,

Paula; 0829 - Ford, Lakisha; 0832 - clark, katie; 0844 - Keehner, Steven; 0847 -

Mangual, Diana; 0849 - Yacin, Charlene; 2076 - Davis, Stephanie; 2124 - Wright,

PUBLIC STORAGE # 25949, 5425 N Washington Blvd, Sarasota, FL 34234,

1112 - Turner, Faye; 1264 - Mayo, Michael; B28B29 - Gamble, Greg; B55 - Giguere,

Austin; D09 - Schuckers, James; D10 - Schuckers, James; F45 - Gamble, Doug; F53

- Gamble, Doug; G09 - Constantino, Alea; H12 - Phelps, Victoria; H23 - Churchill

Gamble Enterrpises LLC Churchill, Ken; H29 - Scott, Tyrone; H31 - Hall, George;

B102 - Caspers, Quwan; C132 - Wince, Candace; C161 - Savov, Cherri; D107

- Whalen, Kathryn; E115 - Kunkle, Shelley; E120 - Bullock, Leon; E135 - Cyrus,

Kathryn Weber; E136 - Trinidad, Bud; E153 - Pooley, William; F139 - mcgahey,

Public sale terms, rules, and regulations will be made available prior to the sale. All

sales are subject to cancellation. We reserve the right to refuse any bid. Payment

must be in cash or credit card-no checks. Buvers must secure the units with their

own personal locks. To claim tax-exempt status, original RESALE certificates for

each space purchased is required. By PS Orangeco, Inc., 701 Western Avenue,

SECOND INSERTION

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

Deceased. The administration of the estate of CANDICE LORAINE ANDERSON, deceased, whose date of death was January 14, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this

#### notice is March 11, 2022. Personal Representative:

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

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

Deceased.

SECOND INSERTION

The administration of the estate of ROBERT JOSEPH HENSLER a/k/a ROBERT J. HENSLER, deceased. whose date or death was December 21, 2021, and whose Social Security Number is xxx-xx-9740, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney arc 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733. 702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

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

#### Personal Representative: CARLENE MELOY

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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2022 CP 584

**Division PROBATE** 

IN RE: ESTATE OF

VINCENT MICHAEL

MULVANEY

Deceased.

The administration of the estate of

Vincent Michael Mulvaney, deceased,

whose date of death was January 6, 2022, is pending in the Circuit Court

for Manatee County, Florida, Probate

Division, the address of which is 1115

Manatee Ave W., Bradenton, FL 34205.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Brian J. Mulvanev

21 Devore Road

Flemington, New Jersey 08822

Attorney for Personal Representative:

Attorney for Personal Representative

22-00358M

Florida Bar Number: 0058183

Telephone: (941) 879-9980

E-Mail: liz@ebarberlaw.com

DATE OF DEATH IS BARRED.

notice is March 11, 2022.

Elizabeth J. Barber, Esq.

P.O. Box 52470

Sarasota, FL 34232

Fax: (941) 263-8301

Secondary E-Mail:

March 11, 18, 2022

sandy@ebarberlaw.com

NOTWITHSTANDING THE TIME

FLORIDA STATUTES

BARRED.

OF THIS NOTICE ON THEM.

#### SECOND INSERTION

MANATEE COUNTY

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

PROBATE DIVISION File No. 2022-CP-0598 IN RE: ESTATE OF EDWARD JOHN O'NEIL

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

2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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.

#### Vincent Terry Manzella Personal Representative 9211 13th Ave. Cir. N.W.

Bradenton, FL 34209 Jeffrey S. Goethe Attorney for Personal Representative Florida Bar No. 0861420 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: jgoethe@barneswalker.com Secondary Email: rbattle@barneswalker.com

March 11, 18, 2022

# SECOND INSERTION

22-00359M

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

PROBATE DIVISION FILE NO.: 2021CP003638AX IN RE: ESTATE OF ERIC B. FOSTER SR.,

Deceased.
The administration of the Estate of Eric B. Foster Sr., deceased, whose date of death was January 24, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attornev 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 SER-VICE 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 WITH-IN 2 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 FOREV-ER BARRED.

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

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

#### Personal Representative: Tequila Jordan c/o: Bennett Jacobs & Adams, P.A.

Post Office Box 3300 Tampa, Florida 33601 Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129

Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com 22-00363M March 11, 18, 2022

### SECOND INSERTION

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

The administration of the estate of PARKER THOMAS ALLIS, deceased, whose date of death was November 24, 2021, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

#### Personal Representative: LISA C. ACKERMAN 5304 Bimini Drive

Bradenton, Florida 34210 Attorney for Personal Representative: JASON M. DEPAOLA  $\hbox{E-mail Addresses: } {\tt jmd@phkhlaw.com},$ beckyc@phkhlaw.com Florida Bar No. 0180040 PORGES, HAMLIN, KNOWLES & HAWK, P.A. 1205 Manatee Avenue West Bradenton, Florida 34205 Telephone: (941) 748-3770 March 11, 18, 2022 22-00349M

#### SECOND INSERTION

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

PROBATE DIVISION File No. 2022-CP-0591 IN RE: ESTATE OF MARSHALL LEE SMITH, also known as MARSHALL L. SMITH, Deceased.

The administration of the estate of MARSHALL LEE SMITH, also known as MARSHALL L. SMITH, deceased, whose date of death was December 24, 2021, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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. Randolph L. Smith Personal Representative

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

# SECOND INSERTION

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

PROBATE DIVISION File No. 2022-CP-0695 IN RE: ESTATE OF THOMAS C. NORWOOD, formerly known as THOMAS C. NOWOTARSKI,

# Deceased.

The administration of the estate of THOMAS C. NORWOOD, also known as THOMAS C. NOWOTARSKI, deceased, whose date of death was January 15, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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.

James Ostrowski Personal Representative 11518 57th St. Cir. E. Parrish, FL 34219

Jeffrey S. Goethe Attorney for Personal Representative Florida Bar No. 0861420 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: jgoethe@barneswalker.com Secondary Email: rbattle@barneswalker.com22-00366M March 11, 18, 2022

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-368 **Division Probate** 

IN RE: ESTATE OF ANNETTE MYLES Deceased. The administration of the estate of Annette Myles, deceased, whose date of death was December 31, 2021,

is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

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

Personal Representative: /s/ Frank R. Myles

Frank R. Myles 6326 Grand Oak Circle #106 Bradenton, Florida 34203 Attorney for Personal Representative:

/s/ Rachel Albritton Lunsford Rachel Albritton Lunsford Florida Bar No. 268320 BARNETT KIRKWOOD LONG KOCHE & FOSTER 601 Bayshore Boulevard, Suite 700 Tampa, Florida 33606 Telephone: (813) 253-2020 E-mail Address: rluns ford@barnettbolt.comSecondary E-mail Address: asuttmiller@barnettbolt.com

22-00367M

March 11, 18, 2022

# **HOW TO PUBLISH YOUR**

Glendale, CA 91201, (818) 244-8080.

# CALL 941-906-9386

and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com

# 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this

notice is March 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

FIRST INSERTION

NOTICE TO CREDITORS All other creditors of the decedent IN THE CIRCUIT COURT FOR and other persons having claims or de-CHARLOTTE COUNTY, mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF FLORIDA PROBATE DIVISION File No. 22-CP-125 THE FIRST PUBLICATION OF THIS **Division Probate** NOTICE. IN RE: ESTATE OF

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. PIATEK-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

March 18, 25, 2022

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 no-

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 March 18, 25, 2022

22-00275T

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FIRST INSERTION

Secondary E-Mail:

service@alicenewman

March 18, 25, 2022

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

22-00301T

 $The South Florida \ Water \ Management \ District (District) \ is sued \ a \ Water \ Use \ Individual \ Permit \ No. \ 08-00197-W \ to \ Toll \ Bros, \ No. \ No$ 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

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

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith

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

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.

 $Pursuant \ to \ Sections \ 120.54(5)(b) \ 4. \ and \ 120.569(2)(c), \ Fla. \ Stat., \ and \ Rules \ 28-106.201 \ and \ 28-106.301, \ Fla. \ Admin. \ Code, \ Rules \ 28-106.201 \ and \ 28-106.301, \ Rules \ 28-106.301,$ 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

3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.

5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.

A concise statement of the ultimate facts alleged, including the specif facts the petition

7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed

8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the

respect to the District's proposed action. MEDIATION

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

Rev. 1/16/20

March 18, 2022

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, de-

ceased, whose date of death was De-

cember 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 represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

attorney are set forth below.

STATE OF FLORIDA MODIFICATION

notice of agency decision" means receipt of written notice through mail, electronic mail, posting or publication that the District

be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

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.

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District

• Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.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

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. 4. A statement of when and how the petitioner received notice of the District's decision.

modification of the District's proposed action.

9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with

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

to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing

22-00271T

FIRST INSERTION

DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF ISSUANCE OF AN ENVIRONMENTAL RESOURCE PERMIT

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 peti-

tion 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 pro-

posed 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 explana-

tion 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

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 publications. lication 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  $\tilde{3}2399\text{-}3000,$  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

March 18, 2022 22-00270T Business Observe

HOW TO PUBLISH YOUR

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and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com





E-mail your Legal Notice legal@businessobserverfl.com

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 Ordiway

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

Secondary E-Mail: ndotres@mizell-law.com March 18, 25, 2022 22-00283T

E-Mail: tmays@mizell-law.com

#### 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 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 22-00285T

#### FIRST INSERTION

**CHARLOTTE COUNTY** 

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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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, CTFA 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, Florida 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 attornev are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, 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 the decedent's estate, including unmatured, 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 FOREV-ER 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 Hanewinckel, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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@dunkinshirlev.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

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# 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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

# 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 THE FIRST PUBLICATION 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 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: tmavs@mizell-law.com Secondary E-Mail: ndotres@mizell-law.com 22-00274T March 18, 25, 2022

# FIRST INSERTION

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

File No. 22-232-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 oth er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is March 18, 2022.

Personal Representative: Shelley L. Luettgen 2135 West Shore Drive Delafield, Wisconsin 53132 Attorney for Personal Representatives Ellie K. Harris, Attorney

Florida Bar Number: 0021671 Schwarz & Harris PA 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. 22-262-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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 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 PA 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 attor-

ney 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is March 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

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. LON-CAR, 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 SUB-DIVISION SECTION TWENTY SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19A THROUGH 19E, OF THE PUB-LIC 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 flaccountspayable@mccalla.com Counsel of Plaintiff 6902261 19-01646-4

March 18, 25, 2022 22-00280T

#### FIRST INSERTION

CONSTRUCTIVE SERVICE -PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY,

NOTICE OF ACTION;

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 CHAR-LOTTE SUBDIVISION, SEC-TION 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

County, Florida.

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

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. 22000221CA

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, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DON-ALD 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 CHAR-LOTTE 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 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 22-00288T

## 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

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

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

DEPLITY CLERK

#### 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 PROPER-TY 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 GOR-DA ISLES, SECTION 16, according to the Plat thereof, as recorded in Plat Book 8, Pages 27A

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

CHRISTINE M. MELLEA A/K/A

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. MELLEA A/K/A

CHRISTINE MELLEA, 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,

Lot 13, Block 2194, Port Charlotte

Subdivision Section Thirty Seven,

according to the plat thereof as re-

CHRISTINE MELLEA, et al.,

COMPANY,

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, vou are entitled, at no cost to vou, 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

Keith H. Hagman, Esq., PAVESE LAW FIRM, P.O. Box 1507, Fort Myers, Florida 33902-1507, keithhagman@paveselaw.com and glendahaskell@paveselaw.com March 18, 25, 2022 22-00290T

corded in Plat Book 5, Pages 41A

through 41H, of the Public Re-

cords 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.

who needs any accommodation in or-

der to participate in this proceeding.

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact Jon Embury, Admin-

istrative Services Manager, whose

office is located at 350 E. Marion

Avenue, Punta Gorda, Florida 33950,

and whose telephone number is (941)

637-2110, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

Deputy Clerk
CLERK OF THE CIRCUIT COURT

As Clerk of the Court

BY: (SEAL) B. Lackey

22-00269T

Dated this day of 03/11/2022.

MCCALLA RAYMER LEIBERT

flaccountspayable@mccalla.com

110 SE 6th Street, Suite 2400

Fort Lauderdale, FL 33301

Counsel of Plaintiff

March 18, 25, 2022

call 711.

PIERCE, LLC

6908835

21-00188-3

If you are a person with a disability

Plaintiff's Attorney:

FIRST INSERTION

#### 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, OWN-ERS, 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 re-corded 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 be-

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

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

SOKOLOF REMTULLA, PLLC

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

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

that an action to Quiet Title to real

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,

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)

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

Deputy Clerk

# 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 VIRGIN-IA 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

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 PE-RIODS 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

/s/ Anthony G. Mowry ANTHONY G. MOWRY Attorney Florida Bar Number: 107374

March 18, 25, 2022

NOTIFIED THAT:

4036 Wolf Lane The Villages, Florida 32163

227 Pensacola Rd. Venice, FL 34285 Telephone: (941) 480-0333 Fax: (941) 486-4106 tony@mowrylawoffice.com Secondary E-Mail: jen@mowrylawoffice.com 22-00284T

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

#### 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

# **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. Plaintiff, -vs.-

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

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

Judgment, to-wit: LOT 5, BLOCK 695, PUNTA GORDA ISLES. SECTION 23, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 2-A THRU 2-Z-41, OF THE PUBLIC RECORDS CHARLOTTE COUNTY, FLORIDA.

ANY PERSON CLAIMING 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, 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,

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

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 FC01 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 NA-TIONAL 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  $% \left( 1\right) =\left( 1\right) \left( 1\right)$  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 PUB-LIC 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

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 sev-en (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 complet-ing 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 22-00246T March 11, 18, 2022

#### 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 unknown parties may claim an interest as heirs, devisees, grantees, or other claim-

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

Lot 34, Rotonda Heights, according to the plat thereof as recorded 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 written 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.

22-00298T

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 Family 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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.

CLERK OF THE CIRCUIT COURT

BY: B. Lackey (SEAL) Deputy Clerk

Law Office of Grace Anne Glavin, P.A. Plaintiff's attorney 1511 East State Road 434, Suite 2049

Winter Springs, FL 32708 Mar. 4, 11, 18, 25, 2022 22-00210T

# 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, 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.

You Are Hereby Notified that an action to foreclose an agreement for deed and for recission of deeds on the following property in Charlotte, County, Florida:

Legal: Lot 28, Block 4441 of PORT CHARLOTTE SUBDIVI-SION SECTION 82, a Subdivision according to the plat thereof as recorded in Plat Book 6. Page 52A, of the Public Records of Charlotte County, Florida.

Address: 15034 Appleton Boulevard, 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 Plaintiff's attorney of record. David T. Oliver, 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 following 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, 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.

Done and Ordered at Charlotte County, Florida, this 25th day of February, 2022. Roger D. Eaton

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

David T. Oliver 407 E. Marion Avenue, Suite 103 Punta Gorda, Florida 33950 March 4, 1118, 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.

# 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 33487

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

Lot 30, Block 4362 of PORT CHARLOTTE SUBDIVISION, SECTION 71, according to the plat thereof as recorded in Plat Book 6, Page(s) 27A through 27L, of the Public Records of Charlotte County, Florida

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

and to file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services 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 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 February 14, 2022. ROGER D. EATON

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

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

22-00178T

#### 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 POSTING IN RE: THE CUSTODY OF: MELANIE GOODWIN and PATRICK J. GOODWIN, JR., minor children; BRUCE GOODWIN and JUDY GOODWIN,

Husband and Wife; Petitioners, PATRICK J. GOODWIN, SR and CANDACE BEDARD, Respondents TO: Patrick J. Goodwin Sr.

 $LKA\ 1648\ Cordova\ Ave.$ Holly Hill, FL 32117 Candace Bedard Address unknown

YOU ARE NOTIFIED that an action for Temporary Relative Custody has been filed against you and that you are required to serve a copy of your written 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 Petitioner or immediately thereafter. If you

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

The minor children are identified as Date of Birth

Melanie Goodwin

November 2, 2006 Patrick J. Goodwin, Jr.

November 2, 2006 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family 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, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED THIS 11 DAY OF February, CLERK OF THE CIRCUIT COURT

(SEAL) By: Casey Forister Deputy Clerk

Feb. 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-CA KELLY M. TONYAN f/k/a KELLY M. FLETCHER,

Plaintiff, vs. CHARLES E. ARMENTROUT; GERRY TILLMAN; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named abovereferenced 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, Section

14, a subdivision according to the plat thereof, as recorded in Plat Book 5, Pages 3A through 3E, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TAMSEN HAYS, Esq. of Wotitzky, Wotitzky, Ross & Young, P.A., the Plaintiff's attorney, whose address is 1107 West Marion Avenue, Unit 111, Punta Gorda, Florida 33950 on or before the 4th day of April, 2022, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint or Petition. IMPORTANT

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

Dated this 2-28-2022.

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

TAMSEN HAYS, Esq. Wotitzky, Wotitzky, Ross & Young, P.A., Plaintiff's attorney 1107 West Marion Avenue, Unit 111 Punta Gorda, Florida 33950

March 4, 11, 18, 25, 2022 22-00209T

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  $197.3632(4)(b), \textit{FLORIDA STATUTES}, BY \, \text{THE}$ 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 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**
DiVosta Parcel					
34'	264	\$9,259,036.19	\$35,072.11	\$2,969.60	\$3,159.15
50'	460	\$18,759,498.97	\$40,781.52	\$3,453.02	\$3,673.43
64'	276	\$12,718,940.30	\$46,083.12	\$3,901.91	\$4,150.97
	1,000	\$40,737,475.46			

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

March 11, 18, 2022

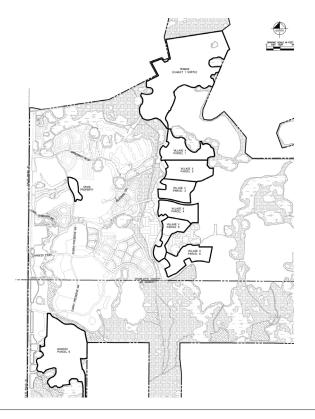
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Lee County tax roll by the Tax Collector.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



# 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

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

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

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

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

- 1. Assessments shall be levied to defray the cost of the Improvements.
- 2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public
- 3. The total estimated cost of the Improvements is \$201,320,000.00 (the "Esti-
- 4. The Assessments will defray approximately \$270,515,000.00, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- 5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- 6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter  $% \left( 1\right) =\left( 1\right) \left( 1$
- 7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- ${\bf 8.}$  Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem 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.
- ${f 9.}$  The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as
- 11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- 12. This Resolution shall become effective upon its passage.

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

ATTEST:

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell

By: /S/ Bill Vander May

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



#### 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 BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. HENRY H. DIAZ GOMES, et al.

# Defendants.

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

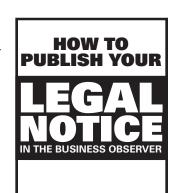
Lot 1, Block 882, PUNTA GOR-DA ISLES, SECTION 21, according to the Plat thereof, as recorded in Plat Book 13, Pages 1-A through 1-Z-21, Public Records of Charlotte County, Florida

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



and select the appropriate County name from the menu option

OR E-MAIL:



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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

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

# Personal Representative: Patricia Rae Wittrock 234 Westwind Dr. Placida, FL 33946 Attorney for Personal Representative:

Guy S. Émerich, 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

# SECOND INSERTION

22-00252T

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ED BADEED

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

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**
Village 2 Par	rcel 6				
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
	499	\$17,217,957.53			

\* Excludes costs of collection and early payment discount allowance

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

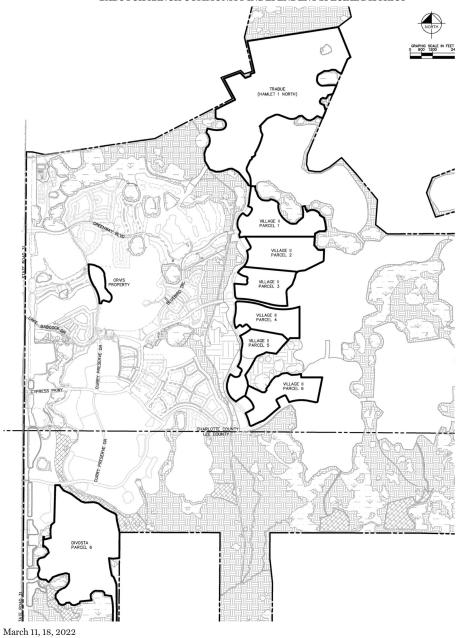
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector.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

#### [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 ASSESSMENT SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Village 2 Parcel 6 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, attached hereto as Exhibit A and incorporated herein by reference; and

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

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

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

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

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

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

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

ATTEST: BABCOCK RANCH COMMUNITY

INDEPENDENT SPECIAL DISTRICT
/S/Craig Wrathell

By: /S/ Bill Vander May

Secretary Chairman

Exhibit A: Engineer's Report - Phase VI Project Area dated February 2022

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

22-00237T

CHARLOTTE COUNTY

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

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Village 2 Parcel 4 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. Village 2 Parcel 4 is a portion of a master development phase of the District known as "Phase VI."

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

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for Village 2 Parcel 4 ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, mitigation, offsite improvements, stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for Village 2 Parcel 4 is \$11,346,000.

The District intends to impose assessments on benefited lands within Village 2 Parcel 4 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$15,537,758.93 in debt allocated to Village 2 Parcel 4, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit*	Annual Bond Assessment Debt Service per Unit**
Village 2 Pa	rcel 4				
40'	200	\$7,422,236.55	\$37,111.18	\$3,142.25	\$3,342.82
50'	199	\$8,115,522.38	\$40,781.52	\$3,453.02	\$3,673.43
	300	\$15 537 758 03			

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

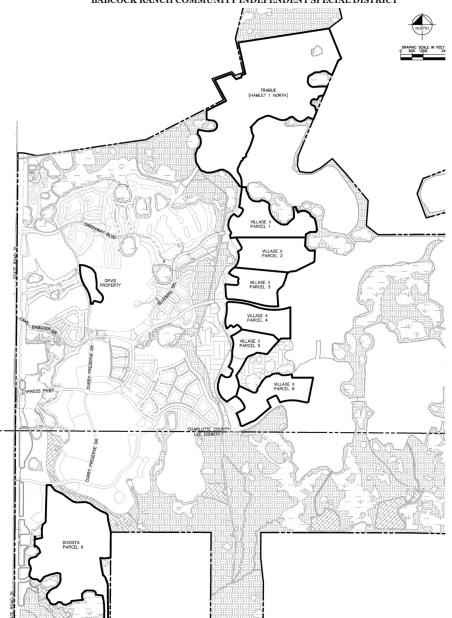
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector.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

Also, April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

# BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



March 11, 18, 2022

RESOLUTION 2022-19

[VILLAGE 2 PARCEL 4]

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

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Village 2 Parcel 4 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022. attached hereto as Exhibit A and incorporated herein by reference; and

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

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

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

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

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

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

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

ATTEST:

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell

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

SECOND INSERTION

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

ELIZABETH JEAN HERNDON,

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is March 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES TION 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,

> /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

22-00235T

March 11, 18, 2022

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

co 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

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 will initially be allocated based on each respective assessment area's gross acreage as described in the Assessment Report, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

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

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

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

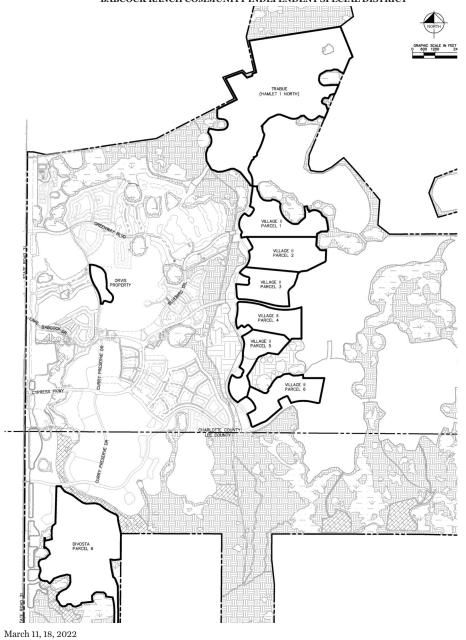
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector.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

Also, April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

# BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



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:

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

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

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

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

**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 Dis $trict's \textit{ Master Special Assessment Methodology Report for \textit{ Phase VI} } \text{ dated February 24, 2022, and prepared by Wrathell, Huntwicks Master Special Assessment Methodology Report for \textit{ Phase VI} } \text{ dated February 24, 2022, and prepared by Wrathell, Huntwicks Master Special Assessment Methodology Report for Phase VI} \text{ dated February 24, 2022, and prepared by Wrathell, Huntwicks Master Special Assessment Methodology Report for Phase VI} \text{ dated February 24, 2022, and prepared by Wrathell, Huntwicks Master Special Assessment Methodology Report for Phase VI} \text{ dated February 24, 2022, and prepared by Wrathell, Huntwicks Master Special Assessment Methodology Report for Phase VI} \text{ dated February 24, 2022, and prepared by Wrathell, Huntwicks Master Special Assessment Methodology Report for Phase VI} \text{ dated February 24, 2022, and prepared by Wrathell Methodology Report for Phase VI} \text{ dated Methodology Report for Phase VI} \text{ dat$ and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$18,701,997.03 in debt allocated to Village 2 Parcel 2, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit*	Annual Bond Assessment Debt Service per Unit**
Village 2 Pa	rcel 2				
50'	198	\$8,074,740.86	\$40,781.52	\$3,453.02	\$3,673.43
60'	143	\$6,356,615.44	\$44,451.86	\$3,763.79	\$4,004.04
Twin Villa	154	\$4,270,640.72	\$27,731.43	\$2,348.05	\$2,497.93
	495	\$18,701,997.03			

- $\ensuremath{^*}$  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

# VILLAGE I VILLAGE III PARCEL 3 VILLAGE II

March 11, 18, 2022

#### RESOLUTION 2022-15

[VILLAGE 2 PARCEL 2]

A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST 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 JEVIED, PROVIDING 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 assess will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report for Phase VI dated February 24, 2022, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

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

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

- 1. Assessments shall be levied to defray the cost of the Improvements.
- 2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the
- ${f 3.}$  The total estimated cost of the Improvements is \$201,320,000.00 (the "Estimated Cost").
- 4. The Assessments will defray approximately \$270,515,000.00, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- 5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- 6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- 7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public
- 8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- 9. The District Manager has caused to be made a preliminary asnent roll, in accordance with the method of asse 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 assess ment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property
- 11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- 12. This Resolution shall become effective upon its passage.

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

ATTEST:

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell Secretary

By: /S/ Bill Vander Mav

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

SECOND INSERTION

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

**Deceased.**The administration of the Estate of ROSEMARY CHIRILLO, deceased, File No. 22 CP 122, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, 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 AF-TER 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 unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

The date of first publication of this notice is March 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

22-00233T

22-00263T

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

Deceased.

The administration of the estate of James F. Stedge, deceased, whose date of death was August 7, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

# Personal Representative: Stephen R. Stedge 143 Farrell Road Ext.

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

# 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 repre-

sentative'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 nd other persons having claims or de mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 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 karen@wellbaumandemery.com

22-00264T

March 11, 18, 2022

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  $improved \ are \ located \ north \ of \ the \ Charlotte/Lee \ County \ line \ and \ east \ of \ State \ Road \ 31 \ in \ Charlotte \ County, \ Florida. \ The \ District \ Road \ 21 \ in \ Charlotte/Lee \ County \ Road \ 21 \ in \ Charlotte/Lee \ County \ Road \ 21 \ in \ Charlotte/Lee \ County \ Road \ 21 \ in \ Charlotte/Lee \ County \ Road \ 22 \ in \ Charlotte/Lee \ County \ Road \ 23 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ County \ Road \ 24 \ in \ Charlotte/Lee \ Charlotte/Lee$ 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 - $\textit{Orvis Parcel, Charlotte County} - \textit{Trabue Parcel, Lee County} - \textit{DiVosta} \ \text{Parcel, dated February 2022, prepared by Kimley-Horn \& Parcel, dated February 2022}, \textit{Prepared by Kimley-Horn & County - DiVosta Parcel, dated February 2022}, \textit{Prepared by Kimley-Horn & County - DiVosta Parcel, dated February 2022}, \textit{Prepared by Kimley-Horn & County - DiVosta Parcel}, \textit{County - Divosta Pa$ 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  $be \ assessed \ to \ each \ piece \ or \ parcel \ of \ property \ may \ be \ ascertained \ at \ the \ of fice \ of \ the \ District \ Manager \ c/o \ Wrathell, \ Hunt \ and \ and$ Associates. I.L.C. 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 Dis $trict's \textit{Master Special Assessment Methodology Report for \textit{Phase VI}} \ \text{dated February 24, 2022, and prepared by Wrathell, Hunt}$ and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's

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**
Village 2 Pa	rcel 3				
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
	366	\$14,937,047.15			

 $\ensuremath{^*}$  Excludes costs of collection and early payment discount allowance

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

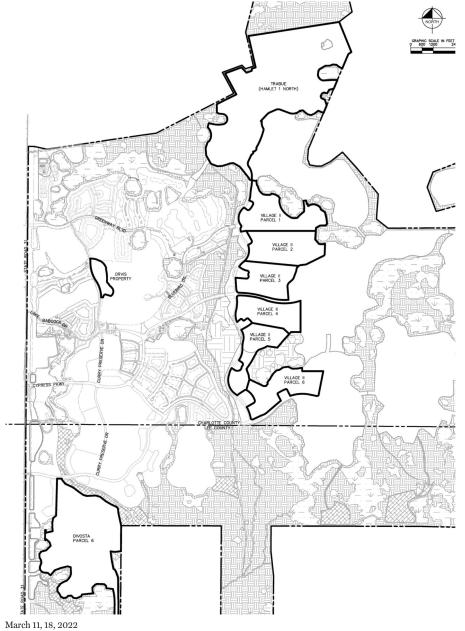
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector. 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  $considered \ by \ the \ District. \ The \ Board \ meeting \ and \ hearings \ are \ open \ to \ the \ public \ and \ will \ be \ conducted \ in \ accordance \ with \ the \ accordance \ the \ accordance \ with \ the \ accordance \ the \ accordance \ with \ the \ accordance \ the \ accord$ 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 2022-17

[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 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 PLAT; ADOPTING A PRELIMINARY ASSESSMENT POLL. PROVIDING FOR PUBLICATION OF ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Village 2 Parcel 3 (the "Improvements") and described in the District's Engineer's Report - Phase VI Project Area dated February 2022, attached hereto as Exhibit A and incorporated herein by reference; and

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

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

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

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

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

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

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

Secretary

ATTEST: BABCOCK RANCH COMMUNITY

INDEPENDENT SPECIAL DISTRICT /S/Craig Wrathell By: /S/ Bill Vander May

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

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

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

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

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

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

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

Also, April 7, 2022 at 1:00 P.M., at The Hatchery - East Conference Room, 42881 Lake Babcock Drive, 2nd Floor, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

# BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT VILLAGE I VILLAGE II PARCEL 3 VILLAGE II PARCEL 4

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:

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

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

ATTEST:

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell Secretary

By: /S/ Bill Vander May Chairman

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 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 22-00255T

22-00232T

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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING 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
Wideikis, Benedict & Berntsson, LLC
The BIG W Law Firm
3195 S. Access Road
Englewood, FL 34224
(941) 627-1000 Telephone
March 11, 18, 2022
22-00257T

OFFICIAL COURTHOUSE WEBSITES:

> MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY:

sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIED COLINIT

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



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 bhase 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**
Trabue Parc	el				
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
	2,259	\$126,195,319.71			

\* Excludes costs of collection and early payment discount allowance

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

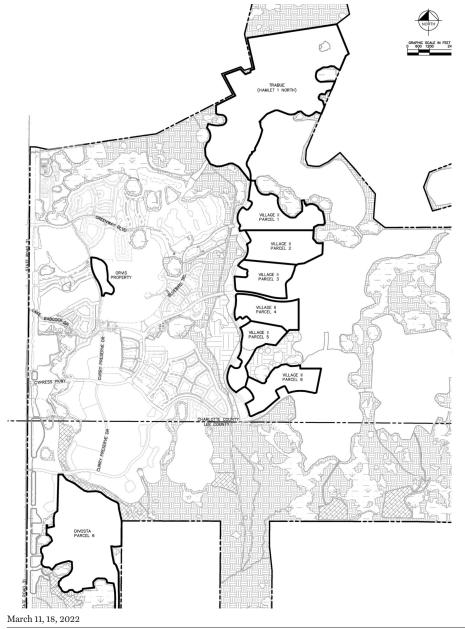
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector.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

## [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 ASSESSMENT SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

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

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

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

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

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

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

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

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

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

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

Secretary

Chairman

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

22-00240T

CHARLOTTE COUNTY

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

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$6,019,352.28 in debt allocated to the Orvis Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit*	Annual Bond Assessment Debt Service per Unit**
Orvis Parcel Coach	180	\$6,019,352.28	\$33.440.85	\$2.831.48	\$3,012.21
	180	\$6,019,352.28	, , , , , , , , , , , , , , , , , , , ,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1-7-

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

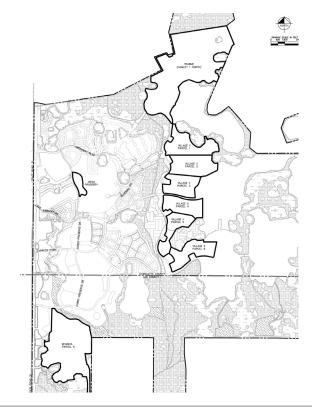
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than  $thirty (30) \ annual \ installments \ subsequent \ to \ the \ issuance \ of \ debt \ to \ finance \ the \ improvements. \ These \ annual \ assessments \ annual \ annua$ ments will be collected 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

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  $conducted \ in \ accordance \ with \ the \ provisions \ of \ Florida \ law \ for \ special \ districts. \ \overline{T}he \ Board \ meeting \ and/or \ the \ public \ public \ for \ public \ public \ public \ for \ public \ public$ 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 2022-27

#### [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  $\mathbf{Exhibit}\,\mathbf{A}$ 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

 $\label{eq:WHEREAS} WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge$ 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.
- 2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public
- 3. The total estimated cost of the Improvements is \$201,320,000.00 (the "Esti-
- 4. The Assessments will defray approximately \$270,515,000.00, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency
- 5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- 6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter  $\,$
- 7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- $\bf 8.$  Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem 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.
- ${\bf 9.}$  The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as
- 11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- 12. This Resolution shall become effective upon its passage.

 $\mbox{\bf PASSED}$   $\mbox{\bf AND}$   $\mbox{\bf ADOPTED}$  this 24th day of February, 2022.

ATTEST:

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/S/Craig Wrathell

By: /S/ Bill Vander May

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

E-mail your Legal Notice

March 11, 18, 2022

legal@businessobserverfl.com

**HOW TO** PUBLISH **YOUR** 

IN THE **BUSINESS OBSERVER** 

and select the appropriate County name from the menu option

OR E-MAIL:

legal@businessobserverfl.com

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 GAR-DENS 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 into a phased project in Condominium Book 3, Pages

NOTICE OF CIVIL ACTION

IN THE CIRCUIT COURT OF THE

TWENTEITH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL ACTION

CASE NO. 21-001378-CA

DAVID W. SHINN and MIOKO K.

SHINN and CHARLOTTE COUNTY

TO: DAVID W. SHINN and MIOKO

 $2545\ \mathrm{THE}$  MALL DEPT OF CHEM-

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-

1. Lots 2 and 3, Block 2047,

PORT CHARLOTTE SUBDIVI-

SION, SECTION 24, according

to the Plat thereof, recorded in

Plat Book 5, Pages 16A through

16E, of the public records of Charlotte County, Florida.

More commonly known as: 441

Juper Street, Port Charlotte, Fl

You are required to serve an Answer to

this action upon: ADAM J. STEVENS,

ESQUIRE, of POWELL, JACKMAN,

STEVENS & RICCIARDI, P.A., Plain-

tiff's attorney, who address is 2050

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 Plain-

 $tiff \'s\ attorney\ or\ immediately\ thereafter.$ 

You must keep the Clerk of the Cir-

Fort Myore FI

Parcel: 402104378013

E.M. PROPERTIEZ CORP,

UNIVERSITY OF HAWAII

HONOLULU, HI 96822

3533 Shergeo Trail

Duluth, GA 30136

001378-CA.

33953

TAX COLLECTOR,

Plaintiff, vs.

Defendants.

K. SHINN

ISTRY

and

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,

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

cuit Court's office notified of your cur-

rent address. Future papers in this

lawsuit will be mailed to the address on

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

The parties to the action are:

E.M. Propertiez vs. Corp vs. DAVID W. SHINN and MIOKO K. SHINN and

CHARLOTTE COUNTY TAX COL-

The nature of the proceeding is for

Under the penalties of perjury, I de-

clare that I have read the foregoing, and

the facts stated are true, to the best of

Signed on February 28, 2022.

my knowledge and belief.

/s/ Adam J. Stevens

& Ricciardi, PA

Florida Bar No. 31898

2050 McGregor Blvd.

Fort Myers, FL 33901

(239) 689-1096 (Telephone)

astevens@your-advocates.org

March 11, 18, 25; April 1, 2022

(239) 791-8132 (Facsimile)

Adam J. Stevens., Esquire

Powell, Jackman, Stevens

DATED THIS 4th DAY OF March.

ROGER D. EATON

By: B. Lackey (SEAL)

/s/ Adam J. Stevens

Adam J. Stevens

Printed Name

22-00244T

Attorney for Plaintiff

Deputy Clerk

Clerk of the Circuit Court

impaired, call 711.

2022.

LECTOR

Quiet Title.

record at the clerk's office.

SECOND INSERTION

22-00266T

#### SECOND INSERTION

**CHARLOTTE COUNTY** 

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.;

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 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 CER-TAIN 2005 CAVALIER MANU-FACTURED HOME, MODEL FAIRFIELD, 07-E-1004F, SE-RIAL NO(S): CV05AL0455859. Property Address: 5456 WIL-SON DRIVE., PUNTA GORDA, FL 33982

ANY PERSON CLAIMING AN IN-TEREST 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 DISCRE-TION, 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/adare quest.asp, Hendry County http:// www.ca.cjis20.org/home/main/adarequest.asp, Glades County http://www. ca.cjis20.org/home/main/adarequest.

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 401K PLAN, Plaintiff, vs. KEA HOLDINGS LLC; ARTHUR

PARISI; 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

Arthur Parisi, 3220 167th Street Flushing, NY 11358

All Perfect Properties LLC, 11237 Laconia 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 CHAR-LOTTE SUBDIVISION, SEC-TION 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

Lot 2, Block 3701, PORT CHAR-LOTTE SUBDIVISION, SEC-TION 63, according to the plat thereof, recorded in Plat Book 5, Pages 77A thru 77G, of the Public Records of Charlotte County, Florida. Parcel ID: 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,

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 SYL-VESTER GEORGE LAMIRAND; UNKNOWN SPOUSE OF SYLVES-TER 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 SUBDI-VISION 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 CHAR-

LOTTE, 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 sev-en (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 complet-ing 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 CON-DOMINIUM ACCORDING
TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 2, PAGE 45A, AS AMENDED IN CONDOMINI-UM BOOK 2, PAGE 47A, AND AS REVISED INTO A PHASED PROJECT IN CONDOMINIUM BOOK 3, PAGE 50A, AND BE-ING FURTHER DESCRIBED IN DECLARATION OF CON-DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 620, PAGE 164, AND AMEND-ED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 649, PAGE 93, AND RE-VISED AND AMENDED TO

A PHASE PROJECT IN SEC-OND AMENDED DECLARATION OF CONDOMINIUM OF AQUA GARDENS TOWN-HOUSE, A CONDOMINIUM, FILED MAY 7, 1982 IN OFFI-CIAL RECORDS BOOK 698, PAGE 113, AND ANY AMEND-MENTS THERETO, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED 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,

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

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 REPRESENATIVE OF THE ESTATE OF BARBARA J. STACCONI; JULIA VISHNEPOLSKY; WAINWRIGHT

PIENA: PETER MAKIA PIENA:

KATHY CIARAVINO; SUSAN

UILANI PIENA; AILEEN PAHIA;

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 2633/1151TXD4833/365. 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

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 24th day of February, 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 11, 18, 25; April 1, 2022 22-00249T

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

CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 21001077CC BURNT STORE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,

a Florida not-for-profit corporation, Plaintiff, v. 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 OWN-ERS ASSOCIATION, INC., is the Plaintiff and ANTHONY OBERT and KELLY OBERT are the Defendants. That I will sell to the highest 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:

SECOND INSERTION

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 un-

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 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

glendahaskell@paveselaw.com March 11, 18, 2022 22-00243T