

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-528
Division Probate
IN RE: ESTATE OF
BENJAMIN E. AGNESS
Deceased.

The administration of the estate of Benjamin E. Agness, deceased, whose date of death was August 18, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 27, 2022.

Personal Representative:
Anne Ridings
P.O. Box 49375
Sarasota, Florida 34230
Attorney for Personal Representative:
Melissa R. Casanueva, Esq., Attorney
Florida Bar Number: 0105788
Butler Elder Law, PA, a member of
Ferrari, Butler, Moneymaker, PLLC
8784 E. SR 70, Ste 102
Bradenton, Florida 34202
Telephone: (941) 254-6611
Fax: (941) 254-6611
E-Mail: melissa@butlerelderlaw.com
Secondary E-Mail:
melissa@butlerelderlaw.com
May 27; June 3, 2022 22-00773M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022 CP 000357
Division Probate
IN RE: ESTATE OF
LOUIS J. SPUGNARDI
Deceased.

The administration of the estate of Louis J. Spugnardi, deceased, whose date of death was April 22, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 27, 2022.

Personal Representatives:
/s/ Mark Austin
Mark Austin
P.O. Box 194
Sabattus, Maine 04280
/s/ Bruce Austin
Bruce Austin
55 Phelan Street
Sabattus Maine 04280
Attorney for
Personal Representatives:
/s/ Tina M. Mroczkowski
Tina M. Mroczkowski, JD, LLM
Florida Bar Number: 0096629
Smith Mroczkowski, PLLC
3400 S. Tamiami Trail, Suite 101
Sarasota, Florida 34239
Telephone: (941) 952-0550
Fax: (941) 952-0551
E-Mail: tina@smlawrsrq.com
Secondary E-Mail:
dena@smlawrsrq.com
May 27; June 3, 2022 22-00800M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022 CP 1252
Division Probate
IN RE: ESTATE OF
Joan B. Roche
Deceased.

The administration of the estate of JOAN B. ROCHE, 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, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 27, 2022.

Personal Representative:
MICHAEL B. ROCHE
6602 Tallmast Circle
Lakewood Ranch, FL 34202
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
May 27; June 3, 2022 22-00776M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022CP001305AX
Division Probate
IN RE: ESTATE OF
GORDON C. SHAW,
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 Gordon C. Shaw, deceased, File Number 2022CP001305AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1115 Manatee Ave. W., Bradenton, FL 34205; that Decedent's date of death was December 6, 2021; that the total value of the estate is \$7,907.13 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Barbara Cuddeback	614 River Rd.
Maumee, OH 43537	

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 27, 2022.

Person Giving Notice:
Barbara Cuddeback
614 River Rd.
Maumee, OH 43537
Attorney for
Person Giving Notice
Kit Van Pelt
Attorney for Barbara Cuddeback
Florida Bar Number: 106754
Griffin & Van Pelt, P.A.
1455 Court Street
Sarasota, Florida 34239
Telephone: (727) 449-9800
Fax: (727) 446-2748
E-Mail: kit@lawyergriffin.com
Secondary E-Mail:
kim@lawyergriffin.com
May 27; June 3, 2022 22-00805M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP001265AX
IN RE: ESTATE OF
ELIZABETH D. HALBROOK
Deceased.

The administration of the estate of ELIZABETH D. HALBROOK, deceased, whose date of death was February 1, 2022 is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 27, 2022.

Personal Representative:
RICKY HALBROOK
1113 Ponderosa Pine Lane
Sarasota, Florida 34243
Attorney for Personal Representative:
JONATHAN T. ANDERSON
Attorney
Florida Bar Number: 0188530
Wood, Seidl & Anderson
3665 Bee Ridge Road, Suite #300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
May 27; June 3, 2022 22-00796M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-1533
IN RE: ESTATE OF
JEAN MARLENE LEWELLEN,
aka MARLENE LEWELLEN
Deceased.

The administration of the estate of JEAN MARLENE LEWELLEN, also known as MARLENE LEWELLEN, deceased, whose date of death was December 19, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO BOX 25400, BRADENTON, FL 34206. The names and addresses of the Personal representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 27, 2022.

SHAWN E. LEWELLEN
Personal Representative
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
CAROLINA ARIAS, ESQ.
Attorney for Personal Representative
Florida Bar No. 1015218
Najmy Thompson, PL
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email: carias@najmythompson.com
Secondary Email:
kwest@najmythompson.com
May 27; June 3, 2022 22-00809M



SAVE TIME
lv10175
E-mail your Legal Notice
legal@businessobserverfl.com

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022 CP 000995 AX
Division Probate
IN RE: ESTATE OF
NORMAN F. BEYER
Deceased.

The administration of the estate of Norman F. Beyer, deceased, whose date of death was December 29, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 27, 2021.

Personal Representative:
/s/ Wayne D. Beyer
Wayne D. Beyer
4708 Coral Blvd.
Bradenton, Florida 34210

Attorney for
Personal Representative:
/s/ Sarah J. Harnden
Sarah J. Harnden, Attorney
Florida Bar Number: 92299
DUNLAP & MORAN PA
P.O. Box 3948
Sarasota, FL 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: sharmden@dunlapmoran.com
Secondary E-Mail:
jsoberg@dunlapmoran.com
May 27; June 3, 2022 22-00806M

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-1574
IN RE: ESTATE OF
COLIN D. REESE, also known as
COLIN DOUGLAS REESE,
Deceased.

The administration of the estate of COLIN D. REESE, also known as COLIN DOUGLAS REESE, deceased, whose date of death was April 30, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 27, 2022.

Theresa Reasoner
Personal Representative
14115 11th Terrace N.E.
Bradenton, FL 34212

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
May 27; June 3, 2022 22-00803M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022CP001443AX
IN RE: ESTATE OF
TERENCE E. VAYDA
Deceased.

The administration of the estate of TERENCE E. VAYDA, deceased, whose date of death was January 17, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 May 27, 2022.

Personal Representative:
/s/ Karen C Vayda
KAREN C. VAYDA
10434 Inglenook Terrace
Palmetto, Florida 34221

Attorneys for Personal Representative:
/s/ John A Moran
JOHN A. MORAN, ESQ., Attorney
Florida Bar Number: 718335
Dunlap & Moran, P.A.
P.O. Box 3948
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
cbaran@dunlapmoran.com
16207/1
May 27; June 3, 2022 22-00774M

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF PERMIT ISSUANCE

The Department of Environmental Protection gives notice of its issuance of a permit to Southwest Waste Services, LLC., Anthony Badala, 2442 Rockfill Road, Fort Myers, Florida 33916 to construct and operate a Class III solid waste Material Recovery Facility. The facility is located at latitude 26° 58' 53.6", longitude 82° 02' 36.1" on 25505 Old Landfill Road, Port Charlotte 33980 in Charlotte County. The Department assigned file number 44521-001-SO/30 to the proposed project.

The intent to issue and application file are available for public inspection at <https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/107320/facility!search> or during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Department's South District Office, 2295 Victoria Ave, Suite 364, Ft. Myers, Florida 33901-3875, at phone number (239) 344-5600.

NOTICE OF RIGHTS

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.

Petition for Administrative Hearing

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 Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- The name and address of each agency affected and each agency's file or identification number, if known;
- The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; 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 will be affected by the agency determination;
- A statement of when and how the petitioner received notice of the agency decision;
- 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 specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

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

Time Period for Filing a Petition

Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. 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.

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

22-00591IT

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale. Property includes the storage unit contents belonging to the following tenants at the following locations: Metro Self Storage 1231 Kings Hwy Port Charlotte, Fl 33980 The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 06/21/2022 at 10AM		
Occupant Name	Unit	Description of Property
Zach Rogala	10021	Garage / Household Items
Zachary Rogala	10021	Garage / Household Items
Ronald Yates	12035	Household Items
Leighton Weller	11153	Household Items
Robert Birchfield	08017	Office Supplies
Janet Zientak	03010	Household / Garage Items
Isaac Borst	02009	Household / Garage Items
June 3, 10, 2022		22-00594T
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-000563-CP IN RE: The Estate of: MARTHA R. HALL, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of MARTHA R. HALL, deceased, whose date of death was April 21st, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE		

FIRST INSERTION		
DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE: ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 AND 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 3, 2022. /s/ Stephen Richard McLean Stephen Richard McLean Personal Representative 1149 North Lane Englewood, FL 34224 /s/ Mark A. Creech Mark A. Creech, Esq. Attorney for PR 1620 Placida Rd., Ste A Englewood, Florida 34223 941-474-3721 FB#043615 June 3, 10, 2022		
22-00578T		

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. 22000584CA Freedom Mortgage Corporation Plaintiff, vs. The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ernest Beausoleil a/k/a Ernest Francis Beausoleil, Deceased; et al. Defendants. TO: The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ernest Beausoleil a/k/a Ernest Francis Beausoleil, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida: LOT 7, BLOCK 195, PORT CHARLOTTE SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 16A, 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 Amanda Driscole, Esquire, Brock & Scott, PLLC.,		
the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before July 1, 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. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. DATED on May 25, 2022. Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk Amanda Driscole, Esquire, Brock & Scott, PLLC., Plaintiff's attorney, 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 File # 20-F01930 June 3, 10, 2022		
22-00592T		

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 06/21/2022 at 11:59am. Contents include personal property along with the described belongings to those individuals listed below. 407 Misty Deatherage Boxes, Totes, Plastic Shelving 438 Penny Poplawski Boxes, Furniture, TV, Lamp, Fan 643 Rey Phung Boxes, Massage Chair, Printer, Furniture 2129 Daniel Perreault Table, Computer Chair, Bookshelf, Desk 2149 Melisa Jaynes Boxes, Luggage, Shelving, Chairs Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071. June 3, 10, 2022		
22-00589T		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-580-CP Division: Probate IN RE: ESTATE OF KENTON HASKELL HAYMANS a/k/a KENTON H. HAYMANS Deceased. The administration of the Estate of Kenton Haskell Haymans a/k/a Kenton H. Haymans, deceased, whose date of death was September 7, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 3, 2022. Personal Representative: Michael P. Haymans 9140 Burnt Store Rd. Punta Gorda, Florida 33950 Attorney for Personal Representative: Tina M. Mays, Attorney Florida Bar Number: 0726044 Mizell & Mays Law Firm, PA 331 Sullivan Street, Punta Gorda, FL 33950 Telephone: (941) 575-9291/ Fax: (941) 575-9296 E-Mail: tmays@mizell-law.com Secondary E-Mail: ndotres@mizell-law.com June 3, 10, 2022		
22-00581T		

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.: 2022-CA-000599 ML INVESTMENT TRUST, Plaintiff, vs. ROBERT CONLEY, Defendant. TO: ROBERT CONLEY,632 Dogwood Trail Waynesville, NC 28786. YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lots 551 and 552, SOUTH PUNTA GORDA HEIGHTS 2ND ADDITION, according to the plat thereof, recorded in Plat Book 3, Pages 86A thru 86C, of the Public Records of Charlotte County, Florida. Parcel ID: 412333404014 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on SokolofRemtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before July 5, 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 May 26, 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 June 3, 10, 17, 24, 2022		
22-00585T		

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.:2022-CA-000357 RENEW 180, LLC, Plaintiff, vs. SALAH EDDINE ELSAADI, Defendant. TO: SALAH EDDINE ELSAADI, 4036 BRITO ST, OTTAWA, ONTARIO, CANADA, K1V 1V8. YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lot 28, Block 1368, PORT CHARLOTTE SUBDIVISION, SECTION 13, according to the plat thereof, recorded in Plat Book 5, Pages 2A thru 2G, of the Public Records of Charlotte County, Florida. Parcel ID: 402224434007 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on SokolofRemtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before July 5, 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 May 26, 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 June 3, 10, 17, 24, 2022		
22-00588T		

FIRST INSERTION		
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-597-CP Division Probate IN RE: ESTATE OF KATHY COCKRAM A/K/A KATHY A. COCKRAM A/K/A KATHY A. MERICK A/K/A KATHY ANN MERICK 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 Kathy Cockram a/k/a Kathy A. Cockram a/k/a Kathy A. Merick a/k/a Kathy Ann Merick, deceased, File Number 22-597-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was February 17, 2022; that the total value of the estate is \$22,274.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Patric Cockram 1031 Malay Terrace NW Port Charlotte, Florida 33948 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the		
June 3, 10, 17, 24, 2022		

FIRST INSERTION		
NOTICE OF PUBLIC AUCTION for monies due on storage units Auction will be held on June 23rd ,2022 starting at 8:30 am at our U-Haul Moving and Storage of Port Charlotte , at 23950 Veterans Blvd. Port Charlotte , FL. Units are said to contain household items . Property is being sold under the Florida Statute 83.806. The names of whose units will be auctioned are as follows: Joel Cote Unit # 3042 Amt \$559.10 misc items Ashley Parabak Unit # 2004 Amt \$ 198.88 misc items June 3, 10, 2022		
22-00590T		
FIRST INSERTION		
Notice is hereby given that JAMARCUS HUGH MCSHINE, OWNER, desiring to engage in business under the fictitious name of MCSHINE MY RIDE located at 24021 MADACA LANE, UNIT 106, PORT CHARLOTTE, FLORIDA 33954 intends to register the said name in CHARLOTTE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. June 3, 2022		
22-00582T		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-000609 IN RE: ESTATE OF FRANK BRYAN BURKE a/k/a FRANK B. BURKE a/k/a FRANK BURKE, Deceased. The administration of the estate of FRANK BRYAN BURKE a/k/a FRANK B. BURKE a/k/a FRANK BURKE, deceased, whose date of death was April 28, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Charlotte County Justice Center, Probate Division, 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 3, 2022. Personal Representative: Jennifer L. Stone Attorney for Personal Representative: HAHN LOESER & PARKS LLP 5811 Pelican Bay Boulevard, Suite #650 Naples, Florida 34108 Telephone: (239) 254-2900 Fax: (239) 592-7716 JUAN D. BENDECK Florida Bar Number: 0078298 E-Mail: jbendeck@hahnlaw.com Secondary E-Mail: bstanforth@hahnlaw.com Secondary E-Mail: mscire@hahnlaw.com June 3, 10, 2022		
22-00579T		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-568-CP Division Probate IN RE: ESTATE OF THOMAS MCCARTY A/K/A THOMAS J. MCCARTY A/K/A THOMAS JOHN MCCARTY Deceased. The administration of the estate of Thomas McCarty a/k/a Thomas J. McCarty a/k/a Thomas John McCarty, deceased, whose date of death was April 28, 2022, 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 de-		
mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 June 3, 2022. Personal Representative: Joseph McCarty P.O. Box 1922 Provincetown, Massachusetts 02657 Attorney for Personal Representative: Jeffrey R. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 Attorney for Petitioner KUHNLS LAW FIRM, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com June 3, 10, 2022		
22-00587T		

FIRST INSERTION		
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22-597-CP Division Probate IN RE: ESTATE OF KATHY COCKRAM A/K/A KATHY A. COCKRAM A/K/A KATHY A. MERICK A/K/A KATHY ANN MERICK 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 Kathy Cockram a/k/a Kathy A. Cockram a/k/a Kathy A. Merick a/k/a Kathy Ann Merick, deceased, File Number 22-597-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was February 17, 2022; that the total value of the estate is \$22,274.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Patric Cockram 1031 Malay Terrace NW Port Charlotte, Florida 33948 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the		
June 3, 10, 2022		

decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 3, 2022. Person Giving Notice: /s/ Patric Cockram Patric Cockram 1031 Malay Terrace NW Port Charlotte, Florida 33948 Attorney for Person Giving Notice Schwarz & Harris, P.A. /s/ Ellie K. Harris Ellie K. Harris Florida Bar Number: 0021671 Elise V. Bouchard Florida Bar Number: 109033 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 June 3, 10, 2022	22-00580T
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FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY Case No.: 21000799CA MANUEL N. CRIOLLO and DOLORES CRIOLLO, Plaintiffs, v. MWH EMERGENCY SERVICES, INC., a Florida Corporation, THOMAS HARTMANN, et al.; Defendants. Notice is hereby given, pursuant to the Final Judgment for Plaintiff entered in this case on March 21, 2022, and the Order on Plaintiff's Motion to Re- schedule Foreclosure Sale and Disburse Funds, entered in this case on May 25, 2022, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the prop- erty situated in Charlotte County, Florida described as: A parcel of Land lying in the SE 1/4 of the SE 1/4 of Section 22, Township 42 South, Range 25 East, Charlotte County, Florida being more specifically described as follows: From the intersection of the Easterly line of said Section 22 and the Northerly Right-of- Way line of Cook Brown Road (which lies 50 feet Northerly of and parallel with the South- erly line of said Section 22) run South 89 Degrees 37 minutes 17 seconds West, along said North- erly Right-of-Way a distance of 1294.15 feet to the intersection with the Easterly Right-of-Way line of a 60 foot County Road; thence North 0 Degrees 12 min- utes 54 seconds West along said Easterly Right-of-Way line, a dis- tance of 424.935 feet to the Point of Beginning; thence North 0 Degrees 12 minutes 54 seconds West continuing along said East- erly Right-of-Way line, a distance of 424.94 feet; thence North 89	Degrees 24 minutes 43 seconds East a distance of 598.45 feet; thence South 0 Degrees 14 min- utes 20 seconds East a distance of 425.42 feet; thence South 89 Degrees 27 minutes 31 seconds West a distance of 598.62 feet to the Point of Beginning. And commonly known as: 15960 RASMUSSEN ROAD, PUNTA GORDA, FLORIDA 33982; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at www.Charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on July 22, 2022, at 11:00 a.m. Any persons 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 lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. Dated this day of 05/31/2022. Clerk of the Circuit Court Roger D. Eaton By: (SEAL) B. Lackey Deputy Clerk John C. Webb, Esq. JOHN WEBB LEGAL GROUP, P.L. P.O. Box 60832 Fort Myers, FL 33906 Telephone: 239-313-7362 Fax: 888-465-7258 E-Mail: John@JohnWebbLegal.com June 3, 10, 2022 22-00577T

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 22000378CA U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2001-C, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF THEODORA T. MORITZ A/K/A THEODORA TEAGUE MORITZ A/K/A THEODORA L. MORITZ, DECEASED; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL C. MORITZ A/K/A MICHAEL CHRISTIAN MORITZ, DECEASED; Et Al., Defendant(s). TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR- TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL C. MORITZ A/K/A MI- CHAEL CHRISTIAN MORITZ, DE- CEASED RESIDENCES UNKNOWN THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDI- TORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UN- DER OR AGAINST THE ESTATE OF THEODORA T. MORITZ A/K/A THEODORA TEAGUE MORITZ A/K/A THEODORA L. MORITZ, DE- CEASED RESIDENCES UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County,	Florida: THE WEST ONE-HALF OF LOT 31, AND ALL OF LOTS 32 AND 33, BLOCK 179, HAR- BOUR HEIGHTS SECTION ELEVEN, PART TWO, A SUB- DIVISION ACCORDING TO THE PLAT THEREOF AS RE- CORDED IN PLAT BOOK 4, PAGES 48A THROUGH 48G, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's at- torneys or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint 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 lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on May 25, 2022. As Clerk of the Court By: B. Lackey (SEAL) As Deputy Clerk Diaz Anselmo & Associates, P.A., Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1496-177884 / PR2 June 3, 10, 2022 22-00584T



SAVE TIME

lv10175

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FLAB422

FLAU765 & 1911

May 27; June 3, 2022

22-00583T

FLAB422

FLAU765 & 1911

May 27; June 3, 2022

22-00560T

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-0604 IN RE: ESTATE OF CAROL BRYAN SPEARS Deceased. The administration of the Estate of Carol Bryan Spears, deceased, File Number 2022-CP-0604, 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 petitioner and the petitioner's attorney are set forth below. All creditors of the decedent and oth- er 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	of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below. All creditors of the decedent and oth- er 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

SUBSEQUENT INSERTIONS	
FOURTH INSERTION	FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case # 22 0347 CA RAO HOLDINGS, LLC., Plaintiff, V LILLIAN VOUGH and LEONA WILTROUT, Defendants. To LILLIAN VOUGH 2062 Verde Avenue Akron, OH 44314 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be. YOU ARE NOTIFIED that an ac- tion to Partition to the following prop- erty has been filed in Charlotte County, Florida: LOT 11, BLOCK 1074, PORT CHARLOTTE SUBDIVISION, SECTION 16, according to the Map or Plat thereof, recorded in Plat Book 5, Page 5A of the Pub- lic Records of Charlotte County, Florida. Parcel ID 402101278008 Property Address is: 17422 Vidal Av- enue Port Charlotte, FL 33954 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before June 10, 2022 and file the original with the clerk of this court either before ser- vice on the plaintiff's attorney or im- mediately 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 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, call 711. Dated May 4, 2022. Roger D. Eaton As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 May 13, 20, 27; June 3, 2022 22-00498T	NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case # 22 0347 CA RAO HOLDINGS, LLC., Plaintiff, V LILLIAN VOUGH and LEONA WILTROUT, Defendants. To LEONA WILTROUT 2062 Verde Avenue Akron, OH 44314 any unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants by through under or against Defendant, Leona Wiltrout, who is dead or not known to be dead or alive, or otherwise as the case may be. YOU ARE NOTIFIED that an ac- tion to Partition to the following prop- erty has been filed in Charlotte County, Florida: LOT 11, BLOCK 1074, PORT CHARLOTTE SUBDIVISION, SECTION 16, according to the Map or Plat thereof, recorded in Plat Book 5, Page 5A of the Pub- lic Records of Charlotte County, Florida. Parcel ID 402101278008 Property Address is: 17422 Vidal Av- enue Port Charlotte, FL 33954 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Paul A. Ryan, the plaintiff's attorney, whose address is 25073 Marion Avenue, Punta Gorda, Florida, 33950, on or before June 10, 2022 and file the original with the clerk of this court either before ser- vice on the plaintiff's attorney or im- mediately 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 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, call 711. Dated May 4, 2022. Roger D. Eaton As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk Payne Ryan, PLLC 25073 Marion Avenue Punta Gorda, FL 33950 May 13, 20, 27; June 3, 2022 22-00497T

FOURTH INSERTION	
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22000553CP Division Probate IN RE: ESTATE OF ROBERT E. LILLEY a/k/a ROBERT EMORY LILLEY, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or- der of Summary Administration has been entered in the estate of ROBERT E. LILLEY a/k/a ROBERT EMORY LILLEY, deceased, File Number 22000553CP by the Circuit Court for Charlotte County, Florida, Probate Di- vision, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was NOVEMBER 24, 2021; that the total value of the estate is \$3021.00 and that the names and addresses of those to whom it has been assigned by such order are: Name: Address: ELIZABETH A. LAWSON-LILLEY 17200 Acapulco Rd., Unit 121 Punta Gorda, FL 33955 ALL INTERESTED PERSONS ARE	NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE- RIOD, 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 May 27, 2022. Person Giving Notice: Elizabeth A. Lawson-Lilley 17200 Acapulco Rd., Unit 121 Punta Gorda, FL 33955 Attorney for Person Giving Notice: Ariana R. Fileman, Esq. Florida Bar No. 0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Tel. (941) 833-5560 E-mail Address: afileman@filemanlaw.com May 27; June 3, 2022 22-00551T

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lv2600

FIRST INSERTION	
DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including 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. The date of first publication of this	Notice is June 3, 2022. Petitioner: Colin Spears 83 Mt Scott Circle Lawton, OK 73507 Attorney for Petitioner: Nathan Dougherty, Esquire Florida Bar No. 118632 1777 Tamiami Trail, Suite 304-2 Port Charlotte, FL 33948 Tel: (941) 270-4489 Email: contact@nathandoughertylaw.com June 3, 10, 2022 22-00586T

SUBSEQUENT INSERTIONS	
THIRD INSERTION	THIRD 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.: 2022-CA-000630 DALE L. PRITCHARD, Plaintiff, vs. EMMA DOUAIHY, Defendant. TO: Emma Douaihy, P.O. Box 92, Cairo, NY 12413-0092. YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lot 27, Block 2729, PORT CHARLOTTE SUBDIVISION, SECTION 31, according to the plat thereof, recorded in Plat Book 5, Pages 26A thru 26F, of the Public Records of Charlotte County, Florida. Parcel ID: 402124102014 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul- la, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or be- fore June 20, 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 lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. DATED on May 13, 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 May 20, 27; June 3, 10, 2022 22-00528T

FOURTH 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.: 2022-CA-000391 JMMC INVESTMENT HOLDINGS, LLC, Plaintiff, vs. MARILYN SEALY PENCE; Defendant. TO: MARILYN SEALY PENCE, 711 23RD ST SW, LARGO, FL, 33770 YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida: Lot 6, Block 2543, PORT CHAR- LOTTE SUBDIVISION, SEC- TION 47, according to the Plat thereof, recorded in Plat Book 5, Pages 61A thru 61G, of the Pub- lic Records of Charlotte County, Florida. Parcel ID: 402105151005 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul- la, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or be- fore June 16, 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 lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711. DATED on May 10, 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 May 13, 20, 27; June 3, 2022 22-00519T

SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 22000553CP Division Probate IN RE: ESTATE OF ROBERT E. LILLEY a/k/a ROBERT EMORY LILLEY, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or- der of Summary Administration has been entered in the estate of ROBERT E. LILLEY a/k/a ROBERT EMORY LILLEY, deceased, File Number 22000553CP by the Circuit Court for Charlotte County, Florida, Probate Di- vision, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was NOVEMBER 24, 2021; that the total value of the estate is \$3021.00 and that the names and addresses of those to whom it has been assigned by such order are: Name: Address: ELIZABETH A. LAWSON-LILLEY 17200 Acapulco Rd., Unit 121 Punta Gorda, FL 33955 ALL INTERESTED PERSONS ARE	NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE- RIOD, 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 May 27, 2022. Person Giving Notice: Elizabeth A. Lawson-Lilley 17200 Acapulco Rd., Unit 121 Punta Gorda, FL 33955 Attorney for Person Giving Notice: Ariana R. Fileman, Esq. Florida Bar No. 0990612 Fileman Law Firm, P.A. 201 W. Marion Ave., Suite 1208 Punta Gorda, FL 33950 Tel. (941) 833-5560 E-mail Address: afileman@filemanlaw.com May 27; June 3, 2022 22-00551T

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

Business Observer

lv2600

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO.: 2022-CA-000561
A&C REAL ESTATE SOLUTIONS
EMPLOYEE PROFIT SHARING
PLAN,
Plaintiff, v.
EDWARD GONOS; HELEN JEAN
DUKICH; and JOHN J. GONOS,
Defendants.
To EDWARD GONOS; HELEN JEAN
DUKICH; JOHN J. GONOS:
YOU ARE HEREBY NOTIFIED that
an action to Quiet Title to real property
described as:
PORT CHARLOTTE SEC54
BLK1747 LTS 27 & 28 150/402
AFF1362/1177DC1362/1178
4937/366, More commonly
known as: 13139 Feldspar
Avenue, Port Charlotte, FL
33981
has been filed by Plaintiff, A&C REAL
ESTATE SOLUTIONS EMPLOYEE
PROFIT SHARING PLAN, 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

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224
May 13, 20, 27; June 3, 2022
22-00521T

THIRD INSERTION

NOTICE OF ACTION
FOR PUBLICATION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 21-CA-1182
NEAT SCENE LLC,
Plaintiff, v.
RICHARD L. WIESE and
DEBORAH A. WIESE,
Defendants.
TO: RICHARD L. WIESE
8778 Cuyamaca Street
Santee, CA 92071
YOU ARE NOTIFIED that an action
to Quiet Tax Title for property located in
Charlotte County, Florida: 133 Brig Cir-
cle East, Placida, FL 33946, Instrument
3000217, ROTONDA SANDS UN1
BLK1 LT 336 1209/239 TD4845/167 of
the Public Records of Charlotte County,
Florida, has been filed against you. You
are required to serve a copy of your
written defenses, if any, to this action on
Gary L. Green, Esq., Plaintiff's attorney,
whose address is 2670 Airport Pulling
Road South, Naples, Florida 34112, on
or before June 20, 2022, and file the
original with the Clerk of this Court at
the Charlotte County Courthouse, Civil
Division, 350 E. Marion Avenue, Punta

Gorda, FL 33950, either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Admin-
istrative Services Manager, whose
office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifica-
tion if the time before the scheduled
appearance is less than (7) days; if
you are hearing or voice impaired,
call 711.
DATED this 12th day of May, 2022.
ROGER D. EATON,
As Clerk of the Court
By: B. Lackey (SEAL)
As Deputy Clerk
Gary L. Green, Esq.
Plaintiff's attorney
2670 Airport Pulling Road South
Naples, Florida 34112
May 20, 27; June 3, 10, 2022
22-00524T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-156-CP
Division PROBATE
IN RE: ESTATE OF
LORRAINE L. FLAMMER
A/K/A LORRAINE F. DODSON
A/K/A LORRAINE FLAMMER
Deceased.
The administration of the estate of
Lorraine L. Flammer a/k/a Lorraine F.
Dodson a/k/a Lorraine Flammer, de-
ceased, whose date of death was Janu-
ary 10, 2022, is pending in the Circuit
Court for Charlotte County, Florida,
Probate Division, the address of which
is 350 E. Marion Ave., Punta Gorda,
FL 33950. The names and addresses
of the personal representative and the
personal representative's attorney are
set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 27, 2022.
Personal Representative:
/s/ Robin Vazquez
Robin Vazquez
6230 Scott Street Suite 211
Punta Gorda, FL 33950
Attorney for Personal Representative:
/s/ Ellie K. Harris
Ellie K. Harris
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
May 27; June 3, 2022 22-00571T

SECOND INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CASE No.: 22000532CA
HERITAGE ENTERPRISES FL
LLC,
Plaintiff, vs.
BRENDA ANN CARROLL
RANDAZZO, deceased, and all
others claiming by, through and
under BRENDA ANN CARROLL
RANDAZZO, deceased, ROTONDA
SANDS CONSERVATION
ASSOCIATION, INC., NESTOR
HERRERA, and all others claiming
by, through and under NESTOR
HERRERA, FABIOLA FLORES,
and all others claiming by, through
and under FABIOLA FLORES,
SOLANGI CATALINA FONSECA
RUEDA, and all others claiming
by, through and under SOLANGI
CATALINA FONSECA RUEDA,
ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION,
INC., MARIE C. MAWN, and
all others claiming by, through
and under MARIE C. MAWN,
NORMAND MAWN, and all others
claiming by, through and under
NORMAND MAWN, IGNACIO
RODRIGO MARTINEZ RUBIO,
and all others claiming by, through
and under IGNACIO RODRIGO
MARTINEZ RUBIO, RICHARD
DUFFY, deceased, and all others
claiming by, through and under
RICHARD DUFFY, deceased,
MARIANN BELL, and all others
claiming by, through and under
MARIANN BELL, CAROLINA
DAVALOS, and all others claiming
by, through and under CAROLINA
DAVALOS, ESTATE OF LUELLA
L. UNGERER A/K/A LUELLA A.
UNGERER HUIT, and all others
claiming by, through and under
ESTATE OF LUELLA L. UNGERER
A/K/A LUELLA A. UNGERER
HUIT, JOSEPH W. UNGERER,
deceased, and all others claiming
by, through and under JOSEPH W.
UNGERER, deceased, TERRY L.
UNGERER, and all others claiming
by, through and under TERRY
L. UNGERER, BARBARA A.
HASSLER, and all others claiming
by, through and under BARBARA
A. HASSLER, GARY R. UNGERER,
and all others claiming by, through
and under GARY R. UNGERER,
HELEN B. SANFORD, and all
others claiming by, through and
under HELEN B. SANFORD,
Defendant,
TO: BRENDA ANN CAR-
ROLL RANDAZZO, deceased, and all
others claiming by, through and under
BRENDA ANN CARROLL RANDAZ-
ZO, deceased, NESTOR HERRERA,
and all others claiming by, through
and under NESTOR HERRERA,
FABIOLA FLORES, and all others
claiming by, through and under FABI-
OLA FLORES, SOLANGI CATALINA
FONSECA RUEDA, and all others
claiming by, through and under SOL-
ANGI CATALINA FONSECA RUEDA,

MARIE C. MAWN, and all others
claiming by, through and under MA-
RIE C. MAWN, NORMAND MAWN,
and all others claiming by, through and
under NORMAND MAWN, IGNACIO
RODRIGO MARTINEZ RUBIO, and
all others claiming by, through and
under RICHARD DUFFY, deceased,
and all others claiming by, through and
under RICHARD DUFFY, deceased,
CAROLINA DAVALOS, and all oth-
ers claiming by, through and under
CAROLINA DAVALOS, ESTATE OF
LUELLA L. UNGERER A/K/A LU-
ELLA A. UNGERER HUIT, and all
others claiming by, through and under
ESTATE OF LUELLA L. UNGERER
A/K/A LUELLA A. UNGERER HUIT,
JOSEPH W. UNGERER, deceased,
and all others claiming by, through and
under JOSEPH W. UNGERER, de-
ceased, BARBARA A. HASSLER, and
all others claiming by, through and
under BARBARA A. HASSLER, GARY R.
UNGERER, and all others claiming by,
through and under GARY R. UNGER-
ER and HELEN B. SANFORD, and all
others claiming by, through and under
HELEN B. SANFORD
YOU ARE NOTIFIED that an action
to quiet the title on the following real
properties in Charlotte County, Florida:
Parcel 1:
Lot 20, Block 10, Rotonda Sands
North Replat - Unit 1, according
to the map or plat thereof, as re-
corded in Plat Book 11, Page(s)
4, of the Public Records of Char-
lotte County, Florida a/k/a 40
Brig Cir E, Placida 33946 ("Parcel
1").
Parcel 2:
Lot 137, Block 20, Rotonda
Sands North Replat-Unit 1, ac-
cording to the map or plat there-
of, as recorded in Plat Book 11,
Page(s) 4, of the Public Records
of Charlotte County, Florida
a/k/a 3 Garnet Dr, Placida, FL
33946 ("Parcel 2").
Parcel 3:
Lot 17, Block 71, Rotonda Mead-
ows, according to the map or
plat thereof, as recorded in Plat
Book 10, Page(s) 15-A thru 15-
Z-18, inclusive, of the Public
Records of Charlotte County,
Florida a/k/a 33 Longleaf Dr,
Placida, FL 33946 ("Parcel 3").
Parcel 4:
Lot 22, Block 38, Rotonda
Meadows, according to the
map or plat thereof, as recorded
in Plat Book 10, Page(s) 15-A
through 15-Z-18, inclusive, of
the Public Records of Charlotte
County, Florida a/k/a 38 Red-
wood Dr, Placida, FL 33947
("Parcel 4").
Parcel 5:
Lot 4, Block 68, Rotonda Mead-
ows, according to the map or
plat thereof, as recorded in Plat
Book 10, Page(s) 15-A through
15-Z-18, inclusive, of the Public
Records of Charlotte County,
Florida a/k/a 7 Bluebonnet, Pla-
cida, FL 33946 ("Parcel 5").

Parcel 6:
Lot 10, Block 45, Rotonda Mead-
ows, according to the map or
plat thereof, as recorded in Plat
Book 10, Page(s) 15A through
15Z18, of the Public Records
of Charlotte County, Florida
a/k/a 33 Willow Rd, Placida, FL
33946 ("Parcel 6").
Parcel 7:
Lot 15, Block 120, Rotonda
Meadows, according to the map
or plat thereof, as recorded in
Plat Book 10, Page(s) 15, of the
Public Records of Charlotte
County, Florida a/k/a 8 Sat-
inwood Pl, Placida, FL 33946
("Parcel 7").
Parcel 8:
Lot 17, Block 106, Rotonda
Meadows, according to the
map or plat thereof, as recorded
in Plat Book 10, Page(s) 15A
through 15Z18, inclusive, of
the Public Records of Charlotte
County, Florida a/k/a 33 Bluejay
Dr, Placida, FL 33946 ("Parcel
8").
Parcel 9:
Lot 1, Block 99, Rotonda Mead-
ows, according to the map or
plat thereof, as recorded in Plat
Book 10, Page(s) 15A through
15Z18, inclusive, of the Public
Records of Charlotte County,
Florida a/k/a 1 Coleus Ct, Pla-
cida, FL 33946 ("Parcel 9").
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on J.D. Manzo, of
Manzo & Associates, P.A., Plaintiff's
attorney, whose address is 4767 New
Broad Street, Orlando, FL 32814, tele-
phone number (407) 514-2692, on or
before June 30, 2022, and file the origi-
nal 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.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact Jon Embury, Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is
less than (7) days; if you are hearing or
voice impaired, call 711.
DATED on 24th day of May 2022.
Clerk of the Circuit Court
By: B. Lackey (SEAL)
As Deputy Clerk

J.D. Manzo
Manzo & Associates, P.A.
Plaintiff's attorney
4767 New Broad Street
Orlando, FL 32814
(407) 514-2692
May 27; June 3, 10, 17, 2022
22-00574T

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. 22-000345-CA
Wells Fargo Bank, N.A.
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, : Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of Stuart
Lynn Powell a/k/a Stuart L. Powell,
Deceased; et al
Defendants.
TO: Justin Cameron Powell a/k/a Jus-
tin C. Powell
Last Known Address: 531 E. 4th St.
Greenville, OH. 45331
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property in Charlotte County,
Florida:
LOT 924, ROTONDA WEST,
PINEHURST, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 8, PAGE 12-A
THROUGH 12-K 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 Julie York, Es-
quire, Brock & Scott, PLLC., the Plain-
tiff's attorney, whose address is 2001

NW 64th St, Suite 130 Ft. Lauderdale,
FL 33309, within thirty (30) days of
the first date of publication on or before
June 29, 2022, and file the original with
the Clerk of this Court either before ser-
vice on the Plaintiffs attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition.
THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Jon Embury, Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than (7) days; if you are hearing or voice
impaired, call 711.
DATED on May 23, 2022.
Roger Eaton
As Clerk of the Court
By B. Lackey (SEAL)
As Deputy Clerk
Julie York, Esquire,
Brock & Scott, PLLC.,
Plaintiff's attorney,
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
File # 22-F00169
May 27; June 3, 2022 22-00561T

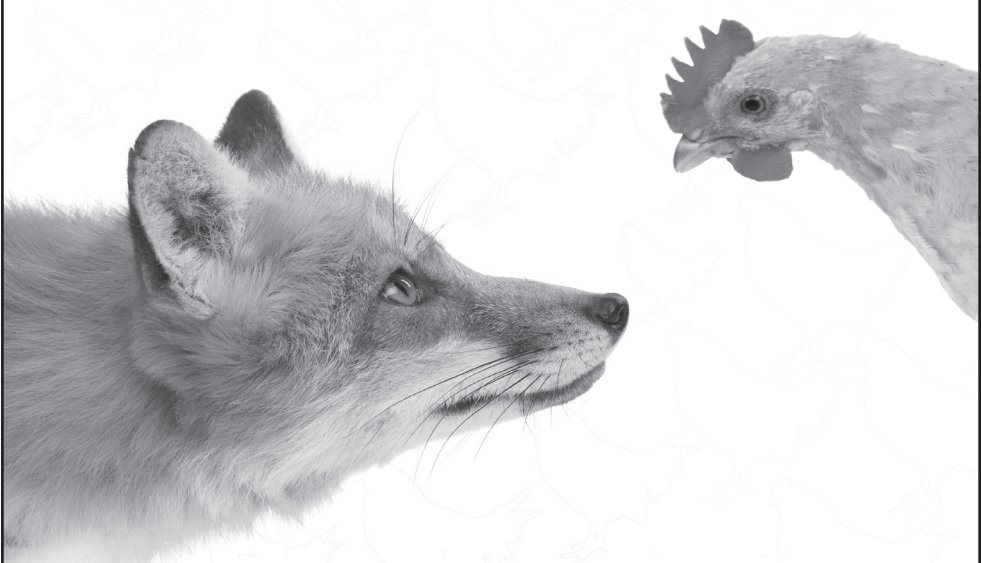
SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CASE NO: 21-CC-0188
ROTONDA SANDS
CONSERVATION ASSOCIATION,
INC., a Florida not for profit
Corporation,
Plaintiff, v.
BORYS O. PALATAJKO
and DIANE L. PALATAJKO,
Defendants.
Notice is hereby given that pursuant
to a Final Judgment of Foreclosure
entered on May 18, 2022, in the above
styled cause, in the County Court of
Charlotte County, Florida, Roger D.
Eaton, Clerk of the Circuit Court will
sell the property situated in Charlotte
County, Florida legally described as:
Lot(s) 241, Block 7, ROTONDA
SANDS NORTH REPLAT Unit
1, according to the Plat therof,
recorded in Plat Book 11, Page(s)
4A through 4Z2, of the Public
Records of CHARLOTTE Coun-
ty, Florida
Commonly known as: 7 Eddy Pl,
Placida, Florida, 33946
In an online sale at [www.charlotte.
realforeclose.com](http://www.charlotte.realforeclose.com), beginning on July
22, 2022 at 11:00 a.m.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact Jon Embury, Adminis-
trative Services Manager, whose office
is located at 350 E. Marion Avenue,
Punta Gorda, Florida 33950, and
whose telephone number is (941) 637-
2110, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.
DATED this 05/20/2022.
By: (SEAL) B. Lackey
Clerk of Court
May 27; June 3, 2022 22-00564T


WHEN PUBLIC NOTICES
REACH THE PUBLIC,
EVERYONE BENEFITS.

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newspapers to government-run websites,
where they may not be easily found.

This is like putting the fox in
charge of the hen house.



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SP13859

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT, IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
CASE NO: 21-CC-0186
ROTONDA SANDS
CONSERVATION ASSOCIATION,
INC., a Florida not for profit
Corporation,
Plaintiff, v.
BORYS O. PALATAJKO and DIANE
L. PALATAJKO,
Defendants.
Notice is hereby given that pursuant
to a Final Judgement of Foreclosure
entered on May 18, 2022, in the above
styled cause, in the County Court of
Charlotte County, Florida, Roger D.
Eaton, Clerk of the Circuit Court will
sell the property situated in Charlotte
County, Florida legally described as:
Lot(s) 2, Block 13, ROTONDA
SANDS NORTH REPLAT,
Unit 1, according to the Plat
thereof, recorded in Plat Book 11,
Page(s) 4A through 4Z2, of the
Public Records of CHARLOTTE
County, Florida
Commonly known as: 31 Mate
Cir, Placida, Florida, 33946
In an online sale at www.charlotte.
realforeclose.com, beginning on July
22, 2022 at 11:00 a.m.
If you are a person with a disability
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 notifica-
tion if the time before the scheduled
appearance is less than (7) days; if
you are hearing or voice impaired,
call 711.
DATED this 05/20/2022.
(SEAL) By: Brittany Lackey
Clerk of Court
Iris Padron, Esq.
12600 World Plaza Lane
Fort Myers, FL 339907
May 27; June 3, 2022 22-00549T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 22-000544-CP
Division: PROBATE
IN RE: ESTATE OF
WILLIAM FREDERICK
MACDONALD, A/K/A WILLIAM F.
MACDONALD,
Deceased.
The administration of the estate of
William Frederick MacDonald, a/k/a
William F. MacDonald, deceased,
whose date of death was February 18,
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 per-
sonal representatives' attorney are set
forth below.
All creditors of the decedent and
other persons having claims or de-
mands against decedent's estate on
whom a copy of this notice is required
to be served must file their claims
with this court ON OR BEFORE
THE LATER OF 3 MONTHS AFTER
THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is May 27, 2022.
Co-Personal Representatives:
Michelle A. Morgan
113 Gough Avenue
West Warwick, RI 02893
Marie T. Dilorenzo
45 Glengrove Avenue
Cranston, RI 02910
Cheyenne R. Young
Attorney for Co-Personal
Representatives
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
May 27; June 3 2022 22-00555T

SECOND INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE
SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearing and Regular Meeting

The Board of Supervisors (“Board”) for the Babcock Ranch Community Independent Special District (“District”) will hold the
following public hearing and a regular meeting:

DATE: June 23, 2022
TIME: 1:00 PM
LOCATION: The Hatchery - East Conference Room
42881 Lake Babcock Drive, 2nd Floor Punta Gorda, Florida 33982

The public hearing is being held pursuant to Chapter 2007-306, Laws of Florida, as amended, and Chapters 170, 189 and 197,
Florida Statutes, to consider the imposition of operations and maintenance special assessments (“O&M Assessments”) upon
the lands located within the District, to fund the Series 2021/2022 Budget and Proposed Budgets for upcoming Fiscal Years;
to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the
conclusion of the hearing, the Board will, by resolution, levy O&M Assessments as finally approved by the Board. A Board meet-
ing of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's
general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the
services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments,
are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assess-
ments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which
are subject to change at the hearing:

Land Use	Total # of Units (Dwelling Units/Sq. Ft./ Acres)	ERU Factor per Unit (Dwelling Unit/1,000 Sq. Ft./Acre)	Proposed Annual O&M Assessment**** (including collection costs / early payment discounts)
Residential (Dwelling Units)			
Current Development Area – Estimated Unplatted/ Undeveloped*	2,124	1.000	\$66.76
Future Development Area**	15,586	1.000	\$40.44
Non-Residential Commercial (Sq. Ft.)			
Current Development Area – Developed***	98,027	0.375	\$193.73
Current Development Area – Estimated Undeveloped**	48,089	0.375	\$15.16
Non-Residential Future Development Area (Sq. Ft.)			
Commercial**	2,138,239	0.375	\$15.16
Industrial**	634,000	0.100	\$4.04
Hotel**	360,000	0.500	\$20.22
Other Current Development Area (Acres)			
Electric Utility**	888	0.100	\$4.04
Plant Nursery**	10	1.000	\$40.44
* Proposed to be only responsible for District-Wide Administrative Assessment and Additional Administrative Assessment			
** Proposed to be only responsible for District-Wide Administrative Assessment			
*** Proposed to be only responsible for District-Wide Administrative Assessment and Field Operations & Maintenance Assessment			
**** After Developer Contribution			

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Charlotte and/or
Lee County (“County”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section
197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such
that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased
or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any
debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

The District intends to have the County tax collector collect the assessments imposed on certain
developed property, as described in the assessment methodology report, and will directly collect the assessments imposed on
the remaining benefitted property by sending out a bill prior to, or during, November of each year. It is important to pay your
assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or
for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to
collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other
assessments in a different manner at a future time.

May 27; June 3, 2022

Additional Provisions

The public hearing and meeting are open to the public and will be conducted in
accordance with the provisions of Florida law. A copy of the Proposed Budget,
proposed assessment roll, and the agenda for the hearing and meeting may be ob-
tained at the offices of the District Manager, located at 2300 Glades Road, Suite
410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager’s Of-
fice”), during normal business hours or on the District’s website at [https://www.
babcockranchliving.com/153/Independent-Special-District](https://www.babcockranchliving.com/153/Independent-Special-District). The public hearing
and meeting may be continued to a date, time, and place to be specified on the re-
cord at the hearing or meeting. There may be occasions when staff or board mem-
bers may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a dis-
ability or physical impairment should contact the District Manager’s Office at least
forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired,
please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) /
1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public
hearing and meeting, and may also file written objections with the District Manag-
er’s Office within twenty days of publication of this notice. Each person who decides
to appeal any decision made by the Board with respect to any matter considered at
the public hearing or meeting is advised that person will need a record of proceed-
ings and that accordingly, the person may need to ensure that a verbatim record of
the proceedings is made, including the testimony and evidence upon which such
appeal is to be based.

District Manager

RESOLUTION 2022-81

A RESOLUTION OF THE GOVERNING BOARD OF THE BAB-
COCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
DECLARING SPECIAL ASSESSMENTS TO FUND THE FUTURE
ADOPTED BUDGETS PURSUANT TO CHAPTERS 170, AND 197,
FLORIDA STATUTES AND CHAPTER 2007-306, LAWS OF FLORI-
DA; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION;
ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.

WHEREAS, pursuant Chapter 2007-306, Laws of Florida, as amended, the Gov-
erning Board (“Board”) of the Babcock Ranch Community Independent Special
District (“District”) shall prior to July 15, 2022, approve proposed budgets (“Pro-
posed Budget”) for the fiscal year beginning October 1 of such year and ending Sep-
tember 30, of the subsequent year (“Fiscal Year”); and

WHEREAS, it is in the best interest of the District to fund the administrative and
operations services (together, “Services”) set forth in the Proposed Budget, a cur-
rent copy of which is attached as Exhibit A, by levy of special assessments pursuant
to Chapter 2007-306, Laws of Florida and Chapters 170 and 197, Florida Statutes
(“Assessments”);

WHEREAS, Babcock Property Holdings, LLC, (the “Developer”) has identified
additional future uses within the District and accordingly, the District has incorpo-
rated such additional uses in the attached Revised Special Assessment Methodology
Report for the Professional, Administrative, Filed Operations and Maintenance Ser-
vices dated April 28, 2022 attached hereto as Exhibit B (the “Assessment Report”); and

WHEREAS, the District hereby determines that benefits would accrue to the prop-
erties within the District, as outlined within the current Fiscal Year Budget and As-
sessment Report, in an amount equal to or in excess of the Assessments, and that
such Assessments would be fairly and reasonably allocated as set forth in the As-
sessment Report; and

WHEREAS, the Board has considered the proposed Assessments, and desires to set
the required public hearings thereon;

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

1. DECLARING ASSESSMENTS. Pursuant to Chapter 2007-306, Laws
of Florida and Chapters 170 and 197, Florida Statutes, the Assessments
shall defray the cost of the Services in the total estimated amounts set forth
in each year's Proposed Budget. The nature of, and plans and specifica-
tions for, the Services to be funded by the Assessments are described in the
Proposed Budget and Assessment Report and in the reports (if any) of the
District Engineer, all of which are on file and available for public inspection
at the “District’s Office,” c/o Wrathell, Hunt and Associates, LLC, located
at 2300 Glades Road #410W, Boca Raton, Florida 33431. The Assessments
shall be levied within the District on all benefitted lots and lands, and shall
be apportioned, all as described in each year's Proposed Budget and the
Assessment Report. The preliminary assessment roll is also on file and
available for public inspection at the District’s Office. The Assessments
shall be allocated in accordance with the Assessment Report and the Fiscal
Year Budget and shall be paid in one more installments pursuant to a bill
issued by the District in November of 2021, and subsequent years following
adoption of the annual budget and Assessments and pursuant to Chapter
170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as
set forth in Chapter 197, Florida Statutes.

2. SETTING PUBLIC HEARINGS. Pursuant to Chapter 2007-306,
Laws of Florida and Chapters 170 and 197, Florida Statutes, public hear-
ings on the Assessments are hereby declared and set for June 23, 2022 at
1:00 p.m. at the following location:

LOCATION: The Hatchery - East Conference Room
42881 Lake Babcock Drive, 2nd Floor
Punta Gorda, Florida 33982

3. PUBLICATION OF NOTICE. The District shall cause this Resolution
to be published once a week for a period of two weeks in a newspaper of
general circulation published in Charlotte County and Lee County. Ad-
ditionally, notice of the public hearings shall be published in the manner
prescribed in Florida law.

4. CONFLICTS; SEVERABILITY. The invalidity or unenforceability of
any one or more provisions of this Resolution shall not affect the validity
or enforceability of the remaining portions of this Resolution, or any part
thereof.

5. EFFECTIVE DATE. This Resolution shall take effect immediately
upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF APRIL 2022.

ATTEST: BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT

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

22-00572T

OFFICIAL
COURTHOUSE
WEBSITES:

Check out your notices on:
www.floridapublicnotices.com

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.com | ORANGE COUNTY: myorangeclerk.com

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