

CHARLOTTE COUNTY LEGAL NOTICES

FIRST INSERTION
 Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of WHO'S GOT YOUR MORTGAGE? located at 3100 W RAY RD, SUITE 201, OFFICE #209, CHANDLER, ARIZONA 85226 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.
 September 15, 2023 23-00919T

FIRST INSERTION
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kuhns Law Firm located at 425 Cross St., Ste. #312 in the City of Punta Gorda, Charlotte County, FL 33950 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 7th day of September, 2023.
 Kuhns Law Firm, PLLC
 Jeffrey R. Kuhns, Esq.
 September 15, 2023 23-00907T

FIRST INSERTION
 Notice of Public Sale
 Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999
 Sale Date October 6, 2023 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309
 V13005 2001 Calhoun Hull ID#: CABH0022V801 sail pleasure 35ft fiberglass Owner unknown Customer: Nick Ebenbeck Lienor: Safe Cove 10450 Winbrorough Dr Pt Charlotte Licensed Auctioneers FLAB422 FLAU765 & 1911
 September 15, 22, 2023 23-00908T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No.: 23000930CP
 IN RE: ESTATE OF DONNA MARIE DEVALLE
 Deceased.
 The administration of the estate of DONNA MARIE DEVALLE, deceased, whose date of death was January 28, 2022; is pending in the Circuit Court for Charlotte County, Florida, Probate Division; File Number 23000930CP; the mailing address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 /s/ Timothy DeValle
TIMOTHY DEVALLE
 1235 Spanish Cay Lane
 Punta Gorda, Florida 33950
 Attorney for Personal Representative:
 /s/ Marla E. Chavernay, Esq.
MARLA E. CHAVERNAY, ESQ.
 Law Offices of
 George R. Brezina, Jr., P.A.
 1218 Oakfield Drive
 Brandon, Florida 33511
 Ph: (813)870-0500
 Fax: (813)873-0500
 email: marla.grblaw@verizon.net
 Florida Bar No: 143138
 September 15, 22, 2023 23-00916T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No.: 23000974CP
 Division Probate
 IN RE: ESTATE OF JOSEPH ROY ROGERS
 Deceased.
 The administration of the estate of JOSEPH ROY ROGERS, deceased, whose date of death was July 6, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave. Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 Lisa C. Wroblewski
 1005 Clearwater Drive
 Sanford, North Carolina 27330
 Attorney for Personal Representative:
 Bryan K. Tippen, Esq.,
 Attorney for P.R.
 Florida Bar Number: 113421
TIPPEN LAW FIRM, PLLC
 315 E. Olympia Ave, STE 224
 Punta Gorda, Florida 33950
 Telephone: (941) 888-4260
 Fax: (239) 214-6080
 E-Mail: info@tippenlaw.com
 Secondary E-Mail:
 Bryan@TippenLaw.com
 September 15, 22, 2023 23-00921T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No.: 23 CP 846
 IN RE: ESTATE OF DOUGLAS CHASE HOWE
 Deceased
 The administration of the Estate of Douglas Chase Howe, deceased, File Number 23 CP 846, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate 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 September 15, 2023.
Personal Representative:
 William Howe
 29200 Jones Loop Rd., Lot 622
 Punta Gorda, FL 33950
 Attorney for Personal Representative:
 Nathan Dougherty, Esquire
 Florida Bar No. 118632
 P.O. Box 380984
 Murdock, FL 33938
 Tel: (941) 270-4489
 Email:
 contact@nathandoughertylaw.com
 September 15, 22, 2023 23-00920T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 23000981CP
 Division Probate
 IN RE: ESTATE OF JOSEPH HENRY DODDS
 Deceased.
 The administration of the estate of Joseph Henry Dodds, deceased, whose date of death was August 1, 2023, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 David Mitchell
 2059 17th Street SW
 Naples, Florida 34117
 Attorney for Personal Representative:
 James W. Mallonee
 Attorney
 Florida Bar Number: 0638048
 946 Tamiami Trail, #206
 Port Charlotte, FL 33953
 Telephone: (941) 206-2223
 Fax: (941) 206-2224
 E-Mail: jmallonee@jameswmallonee.com
 E-Mail: hchalmers@jameswmallonee.com
 September 15, 22, 2023 23-00912T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 23001005CP
 IN RE: ESTATE OF ANNABELLE G. DIXON
 Deceased.
 The administration of the estate of Annabelle G. Dixon, deceased, whose date of death was July 27, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Street, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 /s/ Linda D. Clark
 3521 Bay Ridge Way
 Port Charlotte, Florida 33953
 Attorney for Personal Representative:
 /s/ Andrej Cuturic, Attorney
 Florida Bar Number: 1018523
 801 E Venice Ave. Ste. 2
 Venice, Florida 34285
 Telephone: (941) 441-9193
 Fax: (941) 214-2629
 E-Mail: ac@legacylifelegal.com
 Secondary E-Mail:
 stephanie@legacylifelegal.com
 September 15, 22, 2023 23-00909T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 23000947CP
 Division Probate
 IN RE: ESTATE OF DIANE E. GILL a/k/a DIANE VADELFF GILL,
 Deceased.
 The administration of the estate of DIANE E. GILL a/k/a DIANE VADELFF GILL, deceased, whose date of death was June 18, 2023, and the last four digits of whose social security number is 5769, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 Gary T. Fileman
 201 W. Marion Ave., Suite 1208
 Punta Gorda, FL 33950
 Attorney for Personal Representative:
 Ariana R. Fileman
 Florida Bar No. 0990612
 Fileman Law Firm, P.A.
 201 W. Marion Ave., Suite 1208
 Punta Gorda, FL 33950
 Telephone: 941-833-5560
 Email address:
 afileman@filemanlaw.com
 September 15, 22, 2023 23-00927T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 2023-941-CP
 Division Probate
 IN RE: ESTATE OF MICHAEL N. MADSEN
 Deceased.
 The administration of the estate of Michael N. Madsen, deceased, whose date of death was July 24, 2023, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 Shaun M. Madsen
 7498 Embassy Drive
 Canton, Michigan 48187
 Attorney for Personal Representative:
 Nicole S. Peet
 Attorney
 Florida Bar Number: 1025612
 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
 237 Nokomis Avenue South
 Venice, FL 34285
 Telephone: (941) 488-7751
 Fax: (941) 497-7636
 E-Mail: npeet@farr.com
 Secondary E-Mail: tweiss@farr.com
 September 15, 22, 2023 23-00928T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 2023-00835-CP
 IN RE: ESTATE OF ERIC STRAUSS, deceased
 The administration of the estate of ERIC STRAUSS, deceased, whose date of death was May 12, 2023, is pending before the Circuit Court for Charlotte County, Florida, Probate Division, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 The date of the first publication of this Notice is September 15, 2023.
Co-Personal Representatives:
Eric Strauss, Jr.
 301 Chandler Street
 Duxbury, MA 02332
David B. Strauss
 38 Omaha Boulevard
 Warwick, RI 02889
 Attorney for the
 Co-Personal Representatives:
 Anne E. Moore, FL Bar #110621
 Anne E. Moore PLLC
 3579 S. Access Rd., Ste. A
 Englewood, FL 34224
 Tel: (941) 662-5750
 Fax: (941) 237-5200
 Primary Email:
 anne@attorneyanne.com
 Secondary Email:
 staff@attorneyanne.com
 September 15, 22, 2023 23-00911T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 23001005CP
 IN RE: ESTATE OF ANNABELLE G. DIXON
 Deceased.
 The administration of the estate of Annabelle G. Dixon, deceased, whose date of death was July 27, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Street, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 /s/ Linda D. Clark
 3521 Bay Ridge Way
 Port Charlotte, Florida 33953
 Attorney for Personal Representative:
 /s/ Andrej Cuturic, Attorney
 Florida Bar Number: 1018523
 801 E Venice Ave. Ste. 2
 Venice, Florida 34285
 Telephone: (941) 441-9193
 Fax: (941) 214-2629
 E-Mail: ac@legacylifelegal.com
 Secondary E-Mail:
 stephanie@legacylifelegal.com
 September 15, 22, 2023 23-00909T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 2023-941-CP
 Division Probate
 IN RE: ESTATE OF MICHAEL N. MADSEN
 Deceased.
 The administration of the estate of Michael N. Madsen, deceased, whose date of death was July 24, 2023, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 Shaun M. Madsen
 7498 Embassy Drive
 Canton, Michigan 48187
 Attorney for Personal Representative:
 Nicole S. Peet
 Attorney
 Florida Bar Number: 1025612
 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
 237 Nokomis Avenue South
 Venice, FL 34285
 Telephone: (941) 488-7751
 Fax: (941) 497-7636
 E-Mail: npeet@farr.com
 Secondary E-Mail: tweiss@farr.com
 September 15, 22, 2023 23-00928T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 2023-00835-CP
 IN RE: ESTATE OF ERIC STRAUSS, deceased
 The administration of the estate of ERIC STRAUSS, deceased, whose date of death was May 12, 2023, is pending before the Circuit Court for Charlotte County, Florida, Probate Division, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 The date of the first publication of this Notice is September 15, 2023.
Co-Personal Representatives:
Eric Strauss, Jr.
 301 Chandler Street
 Duxbury, MA 02332
David B. Strauss
 38 Omaha Boulevard
 Warwick, RI 02889
 Attorney for the
 Co-Personal Representatives:
 Anne E. Moore, FL Bar #110621
 Anne E. Moore PLLC
 3579 S. Access Rd., Ste. A
 Englewood, FL 34224
 Tel: (941) 662-5750
 Fax: (941) 237-5200
 Primary Email:
 anne@attorneyanne.com
 Secondary Email:
 staff@attorneyanne.com
 September 15, 22, 2023 23-00911T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 23-CP-000978
 IN RE: ESTATE OF THOMAS RICHARD MCCLOSKEY A/K/A THOMAS R. MCCLOSKEY
 Deceased.
 The administration of the estate of Thomas Richard McCloskey A/K/A Thomas R. McCloskey, deceased, whose date of death was July 17, 2023, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 Malcolm Moore McCloskey
 22 Tower Road
 Newport, Kentucky 41071
 Attorney for Personal Representative:
 Jenny C. Hazel, Attorney
 Florida Bar Number: 0163562
MCCRORY LAW FIRM
 309 Tamiami Trail
 PUNTA GORDA, FL 33950
 Telephone: (941) 205-1122
 Fax: (941) 205-1133
 E-Mail: jenny@mccrorylaw.com
 Secondary E-Mail:
 debbie@mccrorylaw.com
 September 15, 22, 2023 23-00929T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 23000930CP
 IN RE: ESTATE OF DONNA MARIE DEVALLE
 Deceased.
 The administration of the estate of DONNA MARIE DEVALLE, deceased, whose date of death was January 28, 2022; is pending in the Circuit Court for Charlotte County, Florida, Probate Division; File Number 23000930CP; the mailing address of which is 350 East Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 /s/ Timothy DeValle
TIMOTHY DEVALLE
 1235 Spanish Cay Lane
 Punta Gorda, Florida 33950
 Attorney for Personal Representative:
 /s/ Marla E. Chavernay, Esq.
MARLA E. CHAVERNAY, ESQ.
 Law Offices of
 George R. Brezina, Jr., P.A.
 1218 Oakfield Drive
 Brandon, Florida 33511
 Ph: (813)870-0500
 Fax: (813)873-0500
 email: marla.grblaw@verizon.net
 Florida Bar No: 143138
 September 15, 22, 2023 23-00916T

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 2023-941-CP
 Division Probate
 IN RE: ESTATE OF MICHAEL N. MADSEN
 Deceased.
 The administration of the estate of Michael N. Madsen, deceased, whose date of death was July 24, 2023, 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.
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 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 15, 2023.
Personal Representative:
 Shaun M. Madsen
 7498 Embassy Drive
 Canton, Michigan 48187
 Attorney for Personal Representative:
 Nicole S. Peet
 Attorney
 Florida Bar Number: 1025612
 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
 237 Nokomis Avenue South
 Venice, FL 34285
 Telephone: (941) 488-7751
 Fax: (941) 497-7636
 E-Mail: npeet@farr.com
 Secondary E-Mail: tweiss@farr.com
 September 15, 22, 2023 23-00928T

SAVE TIME



Email your Legal Notice
 legal@businessobserverfl.com

Deadline Wednesday at noon
 Friday Publication

SARASOTA • MANATEE
 HILLSBOROUGH • PASCO
 PINELLAS • POLK • LEE
 COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 LV20906_V9

FIRST INSERTION

NOTICE OF CONDEMNATION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA FT. MYERS DIVISION Case No. 2:23-cv-00611-JLB-KCD

Tract No: FLBXS-CHAR-036.16 FLORIDA GAS TRANSMISSION COMPANY, LLC, Plaintiff, vs. +/- 1.187 ACRES OF LAND IN CHARLOTTE COUNTY, FLORIDA, JACKIE K. CLEMONS, LEE COUNTY ELECTRIC COOPERATIVE, INC., UNKNOWN OWNERS, IF ANY, Defendants.

TO: JACKIE K. CLEMONS, LEE COUNTY ELECTRIC COOPERATIVE, INC., AND UNKNOWN OWNERS, IF ANY This Notice of Condemnation is served pursuant to Fed. R. Civ. P. 71.1(d).

1. Plaintiff, Florida Gas Transmission Company ("FGT"), has filed a complaint in the United States District Court of the Middle District of Florida (Ft. Myers Division) (the "Court") to acquire by condemnation certain easement interests over and across real property which you own or in which you hold an interest (the "Subject Easement").

2. You may have a claim or interest in the property over which the Subject Easement is to be taken by condemnation. That property is located in Charlotte County, Florida, and is described more particularly as:

Tract No. FLBXS-CHAR-036.16 Folio No. 422536400007 3. The Subject Easement is more fully described in Exhibit "A".

4. The authority for the taking by condemnation is the Natural Gas Act, 15 U.S.C. § 717f(h), and the FERC Certificate.

5. You may serve an answer on the Plaintiff's attorney within 21 days after being served with this Notice.

6. Failure to serve an answer will constitute consent to the taking and to the Court's authority to proceed with the action and fix the compensation.

7. If you do not serve an answer, you may file a notice of appearance.

8. Pursuant to Fed. R. Civ. P. 71.1(d) (2)(B), the name of the Plaintiff's attorney is Ethan J. Loeb, Esquire.

Dated this 14th day of August, 2023. BARTLETT LOEB HINDS THOMPSON & ANGELOS /s/ Ethan Loeb ETHAN J. LOEB Florida Bar No.: 0668338 ethanl@blhtlaw.com

loisf@blhtlaw.com E. COLIN THOMPSON Florida Bar No.: 0684929 colint@blhtlaw.com

heatherw@blhtlaw.com ALLISON DOUCETTE Florida Bar No.: 0085577 allisond@blhtlaw.com

lynseyh@blhtlaw.com 100 North Tampa Street Suite 2050 Tampa, FL 33602 Phone: (813) 223-3888 Fax: (813) 228-6422

Attorneys for Florida Gas Transmission Company

This Document Prepared by and Return To: Florida Gas Transmission Company, LLC Right of Way Department - Attn: Beth Porter 2301 Lucien Way, Suite 200 Maitland, FL 32751 Grantor:

Florida Gas Transmission Company, LLC 1300 Main Street Houston, Texas 77002

NATURAL GAS PIPELINE EASEMENT 26" FORT MYERS LATERAL RELOCATION WBS# C-20175-GL-94300074 TRACT NO: FLBXS-CHAR-036.16

The Undersigned, JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased ("Grantor"), being the owner(s) of, or having an interest in, that certain tract of land situated in Charlotte County, Florida and more particularly described in Exhibit "A" attached hereto ("Lands"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, convey, and warrant title to all easements described in attached Exhibit "B" and herein conveyed to FLORIDA GAS TRANSMISSION COMPANY, LLC, a Delaware limited liability company ("Florida Gas"), with its principal offices at 1300 Main Street, Houston, Texas 77002, and to Florida Gas' successors and assigns.

TO HAVE AND TO HOLD unto Florida Gas, its successors and assigns, for the purposes defined and described in attached Exhibit "B".

As further consideration for the payment made by Florida Gas, Grantor and Florida Gas further agree to all the terms and obligations described in attached Exhibit "B" with respect to the easements herein conveyed.

This Natural Gas Pipeline Easement may be executed in counterparts, all of which together shall constitute a single document.

DATED THIS ___ day of ___, 2023. EXHIBIT A WITNESSES:

(Signature) Name: (Printed Name)

(Signature) Name: (Printed Name)

GRANTOR: JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased (Signature)

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ___ day of ___, 2023, by JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased. He/she is personally known to me or has produced ___ as identification. [SEAL]

NOTARY PUBLIC Print name: _____

EXHIBIT "A"

Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated ___, 2023 by and between JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

DESCRIPTION OF THE LANDS The East Half (E1/2) of the following described real property:

A parcel of land located in the South Half (S1/2) of the South Half (S1/2) of Section 36, Township 42 South, Range 25 East, Charlotte County, Florida, being more particularly described as follows:

From the Southeast corner of Section 36, Township 42 South, Range 25 East, run West along the South line of said section S 89°29'55" W for 50.00 feet to the Point of Beginning of the herein described parcel of land. From said Point of Beginning continue West along the South line of said Section 36 S 89°29'55" W for 2609.04 feet to the quarter section corner; thence continue along said South section line S 89°28'50" W for 92.09 feet; thence run N 00°31'41" W for 636.02 feet to the South right of way line of a 60 foot wide roadway easement known as Suzan Drive; thence run Easterly along said South right of way line N 89°28'19" East for 2707.29 feet to the Westerly right of way line of State Road No. 31; thence run Southerly along said right of way line South for 637.28 feet to the Point of Beginning.

LESS the Southerly 40 feet thereof. Being the same tract of land acquired by Grantor on the 30th day of June, 1988 in O.R. Book 986, Page 1135, Official Records of Charlotte County, Florida.

EXHIBIT "B"

Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated ___, 2023 by and between JACKIE K. CLEMONS, surviving widow of James Porter Clemons, Jr., deceased, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

TERM SHEET FOR EASEMENT INTERESTS AND RIGHTS ACQUIRED BY FLORIDA GAS AND OBLIGATIONS AGREED TO BY FLORIDA GAS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF NATURAL GAS TRANSPORTATION FACILITIES

The following summarizes the easement interests and rights Florida Gas Transmission Company, LLC (Florida Gas) shall acquire from the property Owner/interest holder(s) of certain real property and described in the attached legal descriptions and survey (Exhibit "A-1") and the obligations with which Florida Gas and Owner have agreed to comply under said Natural Gas Pipeline Easement:

1. To the extent applicable, the easement interests acquired by Florida Gas are described herein. The applicability of any particular easement interest shall be determined by its inclusion on Exhibit "A-1". For example, if Exhibit

"A-1" depicts an access road, then a permanent or temporary access road easement, as applicable, is being conveyed and acquired. Capitalized terms used in this Term Sheet are defined and depicted on Exhibit "A-1", if applicable.

2. The Permanent Easement interests and rights acquired by Florida Gas are the exclusive and perpetual right, privilege and easement for and to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, dewater, alter, substitute, relocate, resize, replace and remove (collectively, the "Pipeline Operations") a single, underground transmission pipeline system for the transportation of natural gas, together with above-ground, surface and subsurface appurtenances thereto, including, but not limited to markers, electronic and communications equipment used in connection with the pipeline, cathodic, lightning, and other protection systems and components, equipment, facilities and apparatus, piping, fittings, and fences or other protective devices, water and utility cables and pipes, and such other improvements as are reasonably necessary in connection with the transportation of natural gas by means of the pipeline system (collectively, the "Pipeline Facilities"), on, under, above, across, within and through the lands described and depicted on Exhibit "A-1".

3. The Temporary Construction Easement interests and rights acquired by Florida Gas are the temporary right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as temporary construction easement(s) and/or extra temporary construction easement(s) (collectively the Temporary Construction Easement) during the initial construction and installation of the Pipeline Facilities and for initial Pipeline Operations, for workspace, movement, storage and staging of personnel, materials, supplies and equipment, ingress and egress, all for the purpose of initial construction and installation of the Pipeline Facilities, and for conducting initial Pipeline Operations on Florida Gas' Pipeline Facilities located on the Permanent Easement, Owner's other property encumbered by Florida Gas and on other lands in which Florida Gas owns an interest. The rights of Florida Gas with respect to any Temporary Construction Easement shall commence on the date this easement is acquired by Florida Gas and shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations; provided, however, that the use of the Temporary Construction Easement by Florida Gas for construction purposes and initial installation of the Pipeline Facilities shall not begin until fourteen (14) days notice prior to initial construction and initial installation of the Pipeline Facilities within the thirty-six (36) month period and shall expire for construction purposes and initial installation of the Pipeline Facilities within one (1) year of the fourteen (14) day notice within the thirty-six (36) month period.

Additionally, Florida Gas shall retain the right of access and entry to those portions of the Temporary Construction Easement, if any, determined to be lands necessary for the purposes of mitigation, restoration, maintenance and monitoring activities conducted in satisfaction of Florida Gas' easement obligations or governmental permit requirements. However, in any event, this extended right of access shall automatically terminate and expire for all purposes and in all respects upon the passage of five (5) years after the latter of: thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations.

4. The Permanent and/or Temporary Access Road Easement interests and rights acquired by Florida Gas are the right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as Permanent and/or Temporary Access Road(s) limited solely to ingress and egress for movement of personnel, materials, supplies and equipment for the purposes of Pipeline Operations. The Temporary Access Road Easement shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations.

5. Owner may continue to use the easements herein conveyed for any lawful purposes that do not interfere with Florida Gas' acquired rights; provided, however, that Owner may not create or maintain any reservoir or water impoundment, maintain any deep-rooted trees, construct or permit to be

constructed any building, structure, excavation or other improvement or obstruction, on, over, under, above, across, within or through the herein conveyed easements, which would interfere with the exercise by Florida Gas of its acquired easement rights, including its right of ingress to and egress, and the safe and efficient conduct of the Pipeline Operations relating to the Pipeline Facilities. To the extent Owner does create any such condition in Florida Gas' sole determination, such condition may be removed by Florida Gas, and any failure to do so shall not constitute a waiver of Florida Gas' rights. Florida Gas will provide Owner, either upon request or at Florida Gas' option, a prior written determination that any particular exercise of the right to use the herein conveyed easement areas by the Owner does not interfere with the safe and efficient exercise of Florida Gas' rights, which determination shall not be arbitrarily or unreasonably withheld, delayed or conditioned.

6. Owner may install driveways, paving, and/or crossings over and across the Permanent Easement which are perpendicular to the pipeline, and which shall be limited to normal automobile and truck traffic after obtaining written approval from Florida Gas, which will not be arbitrarily withheld, and execution of a Florida Gas approved Encroachment Agreement governing the installation and use of same.

7. Subject to the terms of a Certificate of Payment, Settlement Agreement, an Order of Taking, and/or Final Judgment, to the extent applicable, Florida Gas shall, to the extent practicable and at its sole discretion, relocate or replace with the same, like or better quality and at their original locations or as near thereto as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that Florida Gas damaged or caused to be removed, relocated or replaced from the Permanent Easement and Temporary Construction Easement before or during initial construction and installation of the Pipeline Facilities.

8. During construction, Florida Gas will bury the pipeline to provide a minimum cover of thirty-six inches (36"), except in rock where a minimum

cover of twenty-four inches (24") will be provided. Owner shall not reduce or increase the post-construction depth of cover over the pipeline.

9. Florida Gas, at its sole discretion, pursuant to a gopher tortoise relocation permit may displace any gopher tortoises found within the herein conveyed easement areas to another location on the Permanent Easement or Temporary Construction Easement, or off the lands of Owner (e.g., to a temporary holding pen), and either permanently relocate them or return them as near to their original location on the Permanent Easement or Temporary Construction Easement as practicable after initial construction and installation of the Pipeline Facilities is completed.

10. Subject to Florida Gas' acquired easement rights and to the extent not inconsistent therewith, Florida Gas will restore the surface of all disturbed areas within and outside of the boundaries of the herein conveyed easements to original contour and condition, as near as is reasonably practicable, to the extent the damage or disturbance of such areas results from the Pipeline Operations (except for the surface beneath any above-ground Pipeline Facilities installed in the Permanent Easement) and/or to the extent utilized by Florida Gas and the damage or disturbance resulted from use by Florida Gas, its agents, or contractors. To the extent that Florida Gas may engage in excavation, Florida Gas shall remove from the surface of the Permanent Easement all three-inch (3") or greater diameter rock excavated from the trench across tillable portions of these easement areas. Florida Gas shall plant grass seed on all land surfaces disturbed by the Pipeline Operations.

11. Without liability for damages, after initial construction and installation of the Pipeline Facilities, Florida Gas shall have the right, but not the obligation, from time to time to reclear the Permanent Easement and any Permanent Access Road Easement(s), by cutting and removing therefrom trees, brush and other man-made obstructions that may, in the reasonable judgment of Florida Gas or pursuant to regulatory requirements, injure, endanger or interfere with Florida Gas' use of the easements and rights herein conveyed, or which endanger the Pipeline Facili-

ties. Florida Gas will repair, maintain and restore the surface of all disturbed areas on any Permanent Access Road, as near as is reasonably practicable, to the extent the damage is caused by use of the Permanent Access Road by Florida Gas or their agents, employees, contractors, guests or invitees. Florida Gas may also, at its sole discretion, improve the Permanent Access Road by shelting, graveling and/or other methods, so that it is suitable for the exercise of their rights granted hereunder.

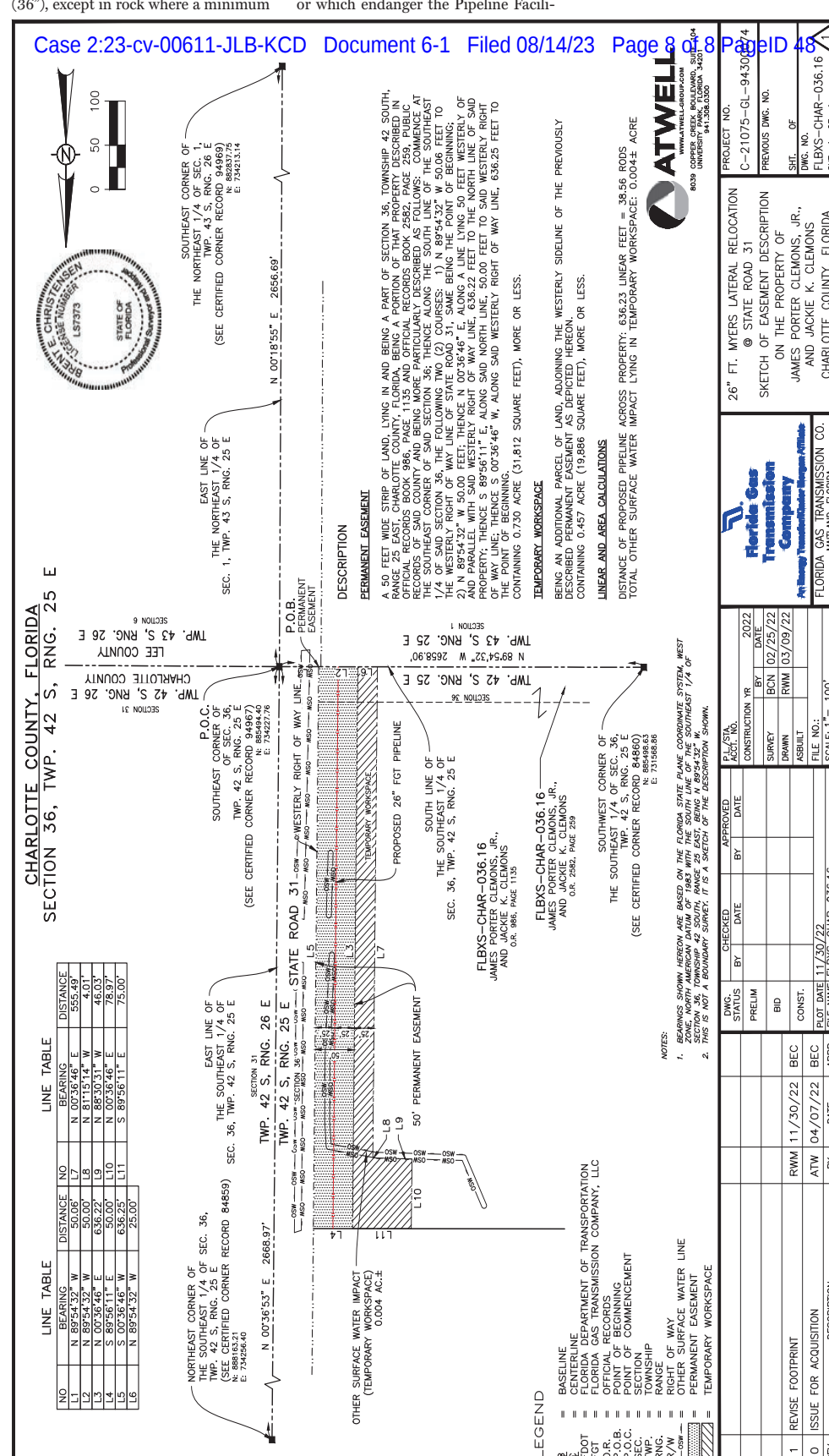
12. Florida Gas shall have the right to erect, and shall bear the cost and expense of maintaining, a fence or other protective barrier, with gate(s), around any above-ground Pipeline Facilities constructed on the Permanent Easement in compliance with all applicable codes, laws, and regulations.

13. Florida Gas' failure in one or more instances to exercise or enforce any rights provided by this Easement or by law does not waive its right to exercise the right in any later instance. No waiver of any breach of this Easement shall be held to constitute a waiver of any other or subsequent breach.

14. Florida Gas may assign its acquired easement rights in whole or in part, and Florida Gas shall have the right and option to operate the Pipeline Facilities for its own use or to lease, sell or assign any or all of the capacity of the Pipeline Facilities or the rights thereto.

15. The easement rights acquired by Florida Gas shall be in addition to, and not in lieu of any prior existing rights of Florida Gas. Nothing contained herein shall be deemed or construed to be a merger, release, waiver, modification or amendment of any rights Florida Gas presently owns or holds, as reflected in instruments recorded in the official records of the county where these easements are located, including but not limited to easements encumbering other portions of Owner's property.

16. The rights, benefits, burdens and obligations herein acquired, assumed by or imposed on Florida Gas and Owner shall inure to, bind and oblige respectively Owner, and his, hers, or their heirs, executors, administrators, personal representatives, successors and assigns, as well as Florida Gas and its successors and assigns.



FIRST INSERTION

NOTICE OF CONDEMNATION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA FT. MYERS DIVISION Case No. 2:23-cv-00612-SPC-KCD Tract Nos: FLBXS-CHAR-036.14 FLORIDA GAS TRANSMISSION COMPANY, LLC, Plaintiff, vs. +/- 1.211 ACRES OF LAND IN CHARLOTTE COUNTY, FLORIDA, SOUTH WEST FLORIDA HORSE RESCUE, INC., COMMUNICATIONS TOWER GROUP LLC, LEE COUNTY ELECTRIC COOPERATIVE, INC., UNKNOWN OWNERS, IF ANY, Defendants.

This Notice of Condemnation is served pursuant to Fed. R. Civ. P. 71.1(d).

1. Plaintiff, Florida Gas Transmission Company ("FGT"), has filed a complaint in the United States District Court of the Middle District of Florida (Ft. Myers Division) (the "Court") to acquire by condemnation certain easement interests over and across real property which you own or in which you hold an interest (the "Subject Easements").

2. You may have a claim or interest in the property over which the Subject Easements are to be taken by condemnation. That property is located in Charlotte County, Florida, and is described more particularly as:

Tract No. FLBXS-CHAR-036.14 Folio No. 422536400003

3. The Subject Easements are more fully described in Exhibit "A".

4. The authority for the taking by condemnation is the Natural Gas Act, 15 U.S.C. § 717(f)(h), and the FERC Certificate.

5. You may serve an answer on the Plaintiff's attorney within 21 days after being served with this Notice.

6. Failure to serve an answer will constitute consent to the taking and to the Court's authority to proceed with the action and fix the compensation.

7. If you do not serve an answer, you may file a notice of appearance.

8. Pursuant to Fed. R. Civ. P. 71.1(d) (2)(B), the name of the Plaintiff's attorney is Ethan J. Loeb, Esquire. His telephone number is (813) 223-3888. His email address is ethanl@blhtlaw.com.

Dated this 14th day of August, 2023. BARTLETT LOEB HINDS THOMPSON & ANGELOS /s/ Ethan Loeb

ETHAN J. LOEB Florida Bar No.: 0668338 ethanl@blhtlaw.com

loisf@blhtlaw.com E. COLIN THOMPSON Florida Bar No.: 0684929 colint@blhtlaw.com

heatherw@blhtlaw.com ALLISON DOUCETTE Florida Bar No.: 0085577 allisond@blhtlaw.com

lynseyh@blhtlaw.com 100 North Tampa Street, Suite 2050 Tampa, FL 33602

Phone: (813) 223-3888 Fax: (813) 228-6422

Attorneys for Florida Gas Transmission Company

This Document Prepared By and Return To: Florida Gas Transmission Company, LLC Right of Way Department - Attn: Beth Porter

2301 Lucien Way, Suite 200 Maitland, FL 32751

Grantee: Florida Gas Transmission Company, LLC 1300 Main Street Houston, Texas 77002

NATURAL GAS PIPELINE EASEMENT

26" FORT MYERS LATERAL RELOCATION WBS# C-20175-GL-94300074 TRACT NO: FLBXS-CHAR-036.14

The Undersigned, SOUTH WEST FLORIDA HORSE RESCUE, INC., a Florida non-profit corporation ("Grantor"), being the owner(s) of, or having an interest in, that certain tract of land situated in Charlotte County, Florida and more particularly described in Exhibit "A" attached hereto ("Lands"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, convey, and warrant title to all easements described in attached Exhibit "B" and herein conveyed to FLORIDA GAS TRANSMISSION COMPANY, LLC, a Delaware limited liability company ("Florida Gas"), with its principal offices at 1300 Main Street, Houston, Texas 77002, and to Florida

Gas' successors and assigns. TO HAVE AND TO HOLD unto Florida Gas, its successors and assigns, for the purposes defined and described in attached Exhibit "B".

As further consideration for the payment made by Florida Gas, Grantor and Florida Gas further agree to all the terms and obligations described in attached Exhibit "B" with respect to the easements herein conveyed.

This Natural Gas Pipeline Easement may be executed in counterparts, all of which together shall constitute a single document.

DATED THIS ___ day of ____, 2023.

EXHIBIT A WITNESSES:

(Signature)

Name: (Printed Name)

(Signature)

Name: (Printed Name)

GRANTOR: SOUTH WEST FLORIDA HORSE RESCUE, INC., a Florida non-profit corporation

(Signature)

ACKNOWLEDGEMENT STATE OF FLORIDA) COUNTY OF)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of ____, 2023, by SOUTH WEST FLORIDA HORSE RESCUE, INC., a Florida non-profit corporation. He/she is personally known to me or has produced ___ as identification. [SEAL]

NOTARY PUBLIC Print name: EXHIBIT "A"

Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated ____, 2023 by and between SOUTH WEST FLORIDA HORSE RESCUE, INC., a Florida non-profit corporation, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

DESCRIPTION OF THE LANDS

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 25 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 25 EAST, RUN NORTH ALONG THE EAST-ERLY SECTION LINE OF SAID SECTION 36 FOR 1334.56 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE RUN SOUTH 89°28'52" WEST ALONG THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 31 AND TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. FROM SAID POINT OF BEGINNING RUN SOUTH ALONG SAID RIGHT OF WAY LINE FOR 637.28 FEET IN THE NORTH LINE OF A 60 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED IN DECLARATION RECORDED IN O.R. BOOK 375, PAGE 493, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, MUCH EASEMENT IS NOW KNOWN AS SUSAN DRIVE; THENCE RUN WESTERLY ALONG SAID NORTH LINE SOUTH 89°28'19" WEST FOR 2707.29 FEET; THENCE RUN NORTH 00°31'41" WEST FOR 637.66 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 25 EAST; THENCE RUN ALONG SAID FRACTION LINE NORTH 89°28'20" EAST FOR 99.98 FEET TO A QUARTER-QUARTER SECTION CORNER; THENCE RUN NORTH 89°28'52" EAST FOR 2613.46 FEET TO THE POINT OF BEGINNING.

Being the same tract of land acquired by Grantor on the 11th day of April, 2014, in O.R. Book 3858, Page 1617, Official Records of Charlotte County, Florida.

EXHIBIT "B"

Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated ____, 2023 by and between SOUTH WEST FLORIDA

HORSE RESCUE, INC., a Florida non-profit corporation, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

TERM SHEET FOR EASEMENT INTERESTS AND RIGHTS ACQUIRED BY FLORIDA GAS AND OBLIGATIONS AGREED TO BY FLORIDA GAS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF NATURAL GAS TRANSPORTATION FACILITIES

The following summarizes the easement interests and rights Florida Gas Transmission Company, LLC (Florida Gas) shall acquire from the property Owner/interest holder(s) (Owner) of certain real property and described in the attached legal descriptions and survey (Exhibit "A-1") and the obligations with which Florida Gas and Owner have agreed to comply under said Natural Gas Pipeline Easement:

1. To the extent applicable, the easement interests acquired by Florida Gas are described herein. The applicability of any particular easement interest shall be determined by its inclusion on Exhibit "A-1". For example, if Exhibit "A-1" depicts an access road, then a permanent or temporary access road easement, as applicable, is being conveyed and acquired. Capitalized terms used in this Term Sheet are defined and depicted on Exhibit "A-1", if applicable.

2. The Permanent Easement interests and rights acquired by Florida Gas are the exclusive and perpetual right, privilege and easement for and to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, dewater, alter, substitute, relocate, resize, replace and remove (collectively, the "Pipeline Operations") a single, underground transmission pipeline system for the transportation of natural gas, together with above-ground, surface and subsurface appurtenances thereto, including, but not limited to markers, electronic and communications equipment used in connection with the pipeline, cathodic, lightning, and other protection systems and components, equipment, facilities and apparatus, piping, fittings, and fences or other protective devices, water and utility cables and pipes, and such other improvements as are reasonably necessary in connection with the transportation of natural gas by means of the pipeline system (collectively, the "Pipeline Facilities"), on, under, above, across, within and through the lands described and depicted on Exhibit "A-1".

3. The Temporary Construction Easement interests and rights acquired by Florida Gas are the temporary right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as temporary construction easement(s) and/or (extra temporary construction easement(s) (collectively the Temporary Construction Easement) during the initial construction and installation of the Pipeline Facilities and for initial Pipeline Operations, for workspace, movement, storage and staging of personnel, materials, supplies and equipment, ingress and egress, all for the purpose of initial construction and installation of the Pipeline Facilities, and for conducting initial Pipeline Operations on Florida Gas' Pipeline Facilities located on the Permanent Easement, Owner's other property encumbered by Florida Gas and on other lands in which Florida Gas owns an interest. The rights of Florida Gas with respect to any Temporary Construction Easement shall commence on the date this easement is acquired by Florida Gas and shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations: provided, however, that the use of the Temporary Construction Easement by Florida Gas for construction purposes and initial installation of the Pipeline Facilities within the thirty-six (36) month period and shall expire for construction purposes and initial installation of the Pipeline Facilities within one (1) year of the fourteen (14) day notice within the thirty-six (36) month period.

Additionally, Florida Gas shall retain the right of access and entry to those portions of the Temporary Construction Easement, if any, determined to be lands necessary for the purposes of mitigation, restoration, maintenance and monitoring activities conducted in satisfaction of Florida Gas' easement obligations or governmental permit requirements. However, in any event, this extended right of access shall automatically terminate and expire for all purposes and in all respects upon the passage of five (5) years after the latter of: thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations.

4. The Permanent and/or Temporary Access Road Easement interests and rights acquired by Florida Gas are the right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as Permanent and/or Temporary Access Road(s) limited solely to ingress and

egress for movement of personnel, materials, supplies and equipment for the purposes of Pipeline Operations. The Temporary Access Road Easement shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations: provided, however, that the use of the Temporary Construction Easement by Florida Gas for construction purposes and initial installation of the Pipeline Facilities shall not begin until fourteen (14) days notice prior to initial construction and initial installation of the Pipeline Facilities within the thirty-six (36) month period and shall expire for construction purposes and initial installation of the Pipeline Facilities within one (1) year of the fourteen (14) day notice within the thirty-six (36) month period.

5. Owner may continue to use the easements herein conveyed for any lawful purposes that do not interfere with Florida Gas' acquired rights; provided, however, that Owner may not create or maintain any reservoir or water impoundment, maintain any deep-rooted trees, construct or permit to be constructed any building, structure, excavation or other improvement or obstruction, on, over, under, above, across, within or through the herein conveyed easements, which would interfere with the exercise by Florida Gas of its acquired easement rights, including its right of ingress to and egress, and the safe and efficient conduct of the Pipeline Operations relating to the Pipeline Facilities. To the extent Owner does create any such condition in Florida Gas' sole determination, such condition may be removed by Florida Gas, and any failure to do so shall not constitute a waiver of Florida Gas' rights. Florida Gas will provide Owner, either upon request or at Florida Gas' option, a prior written determination that any particular exercise of the right to use the herein conveyed easement areas by the Owner does not interfere with the safe and efficient exercise of Florida Gas' rights, which determination shall not be arbitrarily or unreasonably withheld, delayed or conditioned.

6. Owner may install driveways, paving, and/or crossings over and across the Permanent Easement which are perpendicular to the pipeline, and which shall be limited to normal automobile and truck traffic after obtaining written approval from Florida Gas, which will not be arbitrarily withheld, and execution of a Florida Gas approved Encroachment Agreement governing the installation and use of same.

7. Subject to the terms of a Certificate

of Payment, Settlement Agreement, an Order of Taking, and/or Final Judgment, to the extent applicable, Florida Gas shall, to the extent practicable and at its sole discretion, relocate or replace with the same, like or better quality and at their original locations or as near thereto as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that Florida Gas damaged or caused to be removed, relocated or replaced from the Permanent Easement and Temporary Construction Easement before or during initial construction and installation of the Pipeline Facilities.

8. During construction, Florida Gas will bury the pipeline to provide a minimum cover of thirty-six inches (36"), except in rock where a minimum cover of twenty-four inches (24") will be provided. Owner shall not reduce or increase the post-construction depth of cover over the pipeline.

9. Florida Gas, at its sole discretion, pursuant to a gopher tortoise relocation permit may displace any gopher tortoises found within the herein conveyed easement areas to another location on the Permanent Easement or Temporary Construction Easement, or off the lands of Owner (e.g., to a temporary holding pen), and either permanently relocate them or return them as near to their original location on the Permanent Easement or Temporary Construction Easement as practicable after initial construction and installation of the Pipeline Facilities is completed.

10. Subject to Florida Gas' acquired easement rights and to the extent not inconsistent therewith, Florida Gas will restore the surface of all disturbed areas within and outside of the boundaries of the herein conveyed easements to original contour and condition, as near as is reasonably practicable, to the extent the damage or disturbance of such areas results from the Pipeline Operations (except for the surface beneath any above-ground Pipeline Facilities installed in the Permanent Easement) and/or to the extent utilized by Florida Gas and the damage or disturbance resulted from use by Florida Gas, its agents, or contractors. To the extent that Florida Gas may engage in excavation, Florida Gas shall remove from the surface of the Permanent Easement all three-inch (3") or greater diameter rock excavated from the trench across tillable portions of these easement areas. Florida Gas shall plant grass seed on all land surfaces disturbed by the Pipeline Operations.

11. Without liability for damages, after initial construction and installation of the Pipeline Facilities, Florida Gas shall have the right, but not the obligation, from time to time to reclar

the Permanent Easement and any Permanent Access Road Easement(s), by cutting and removing therefrom trees, brush and other man-made obstructions that may, in the reasonable judgment of Florida Gas or pursuant to regulatory requirements, injure, endanger or interfere with Florida Gas' use of the easements and rights herein conveyed, or which endanger the Pipeline Facilities. Florida Gas will repair, maintain and restore the surface of all disturbed areas on any Permanent Access Road, as near as is reasonably practicable, to the extent the damage is caused by use of the Permanent Access Road by Florida Gas or their agents, employees, contractors, guests or invitees. Florida Gas may also, at its sole discretion, improve the Permanent Access Road by shelving, graveling and/or other methods, so that it is suitable for the exercise of their rights granted hereunder.

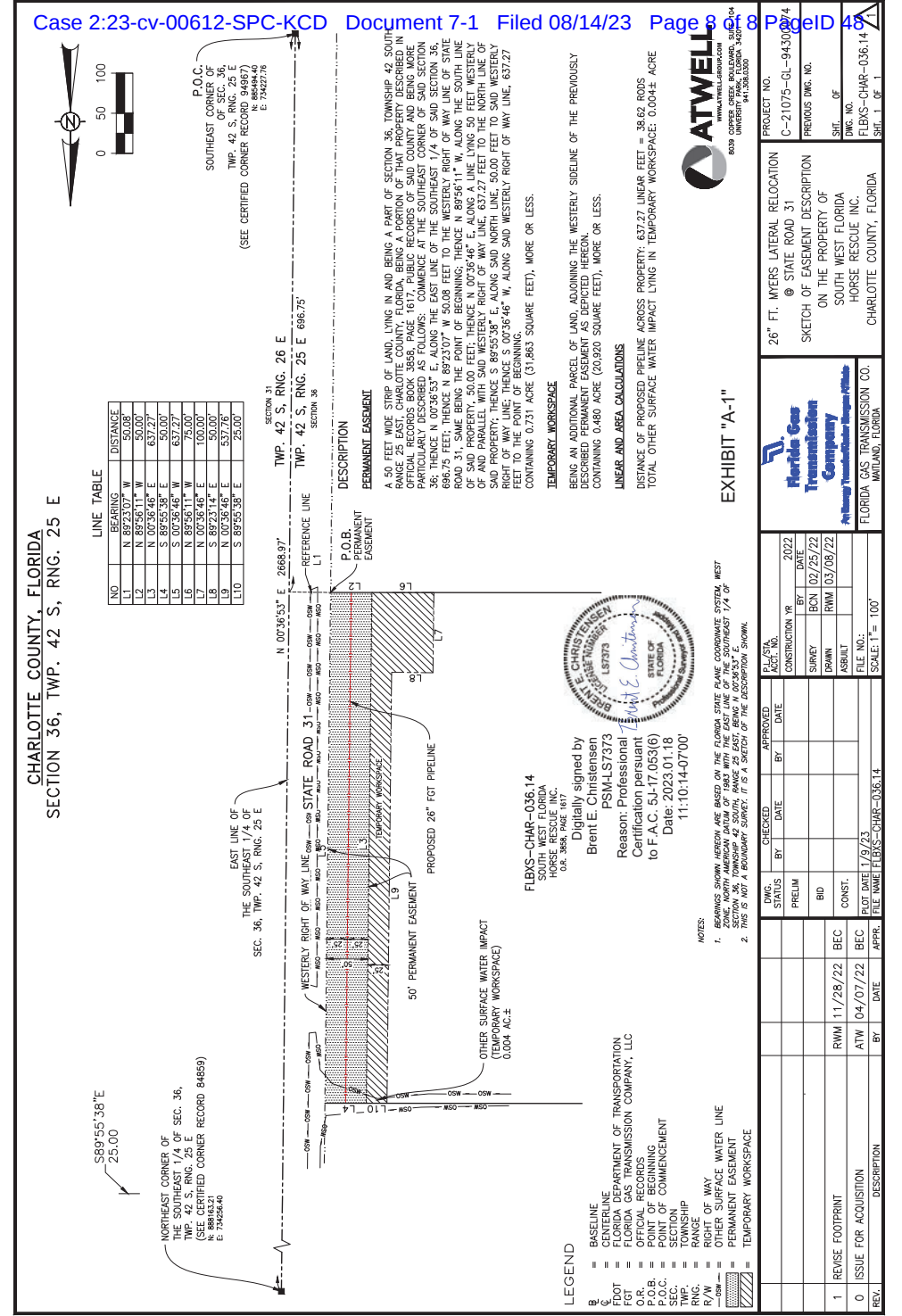
12. Florida Gas shall have the right to erect, and shall bear the cost and expense of maintaining, a fence or other protective barrier, with gate(s), around any above-ground Pipeline Facilities constructed on the Permanent Easement in compliance with all applicable codes, laws, and regulations.

13. Florida Gas' failure in one or more instances to exercise or enforce any rights provided by this Easement or by law does not waive its right to exercise the right in any later instance. No waiver of any breach of this Easement shall be held to constitute a waiver of any other or subsequent breach.

14. Florida Gas may assign its acquired easement rights in whole or in part, and Florida Gas shall have the right and option to operate the Pipeline Facilities for its own use or to lease, sell or assign any or all of the capacity of the Pipeline Facilities or the rights thereto.

15. The easement rights acquired by Florida Gas shall be in addition to, and not in lieu of any prior existing rights of Florida Gas. Nothing contained herein shall be deemed or construed to be a merger, release, waiver, modification or amendment of any rights Florida Gas presently owns or holds, as reflected in instruments recorded in the official records of the county where these easements are located, including but not limited to easements encumbering other portions of Owner's property.

16. The rights, benefits, burdens and obligations herein acquired, assumed by or imposed on Florida Gas and Owner shall inure to, bind and oblige respectively Owner, and his, hers, its or their heirs, executors, administrators, personal representatives, successors and assigns, as well as Florida Gas and its successors and assigns.



FIRST INSERTION

NOTICE OF CONDEMNATION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA FT. MYERS DIVISION

Tract Nos: FLBXS-CHAR-036.05 FLBXS-CHAR-036.06 FLBXS-CHAR-036.07

FLORIDA GAS TRANSMISSION COMPANY, LLC, Plaintiff, vs. +/- 2.523 ACRES OF LAND IN CHARLOTTE COUNTY, FLORIDA, TROPICAL HUT, LLC, LEE COUNTY ELECTRIC COOPERATIVE, INC., UNKNOWN OWNERS, IF ANY, Defendants.

TO: TROPICAL HUT, LLC, LEE COUNTY ELECTRIC COOPERATIVE, INC., AND UNKNOWN OWNERS, IF ANY

This Notice of Condemnation is served pursuant to Fed. R. Civ. P. 71.1(d). 1. Plaintiff, Florida Gas Transmission Company ("FGT"), has filed a complaint in the United States District Court of the Middle District of Florida (Ft. Myers Division) (the "Court") to acquire by condemnation certain easement interests over and across real property which you own or in which you hold an interest (the "Subject Easements").

2. You may have a claim or interest in the property over which the Subject Easements are to be taken by condemnation. That property is located in Charlotte County, Florida, and is described more particularly as: Tract No. FLBXS-CHAR-036.05 FLBXS-CHAR-036.06 FLBXS-CHAR-036.07 Folio No. 422525400034 422536200004 422536200005

3. The Subject Easements are more fully described in Exhibit "A". 4. The authority for the taking by condemnation is the Natural Gas Act, 15 U.S.C. § 717f(h), and the FERC Certificate.

5. You may serve an answer on the Plaintiff's attorney within 21 days after being served with this Notice. 6. Failure to serve an answer will constitute consent to the taking and to the Court's authority to proceed with the action and fix the compensation.

7. If you do not serve an answer, you may file a notice of appearance. 8. Pursuant to Fed. R. Civ. P. 71.1(d) (2)(B), the name of the Plaintiff's attorney is Ethan J. Loeb, Esquire. His telephone number is (813) 223-3888. His email address is ethanl@blhtlaw.com. Mr. Loeb may be served at Bartlett Loeb Hinds Thompson & Angelos, 100 N. Tampa Street, Suite 2050, Tampa, Florida 33602.

Dated this 14th day of August, 2023. BARTLETT LOEB HINDS THOMPSON & ANGELOS /s/ Ethan Loeb ETHAN J. LOEB Florida Bar No.: 0668338 ethanl@blhtlaw.com loisf@blhtlaw.com E. COLIN THOMPSON Florida Bar No.: 0684929 colint@blhtlaw.com heatherw@blhtlaw.com ALLISON DOUCETTE Florida Bar No.: 0085577 allisond@blhtlaw.com lynseyh@blhtlaw.com 100 North Tampa Street, Suite 2050 Tampa, FL 33602 Phone: (813) 223-3888 Fax: (813) 228-6422 Attorneys for Florida Gas Transmission Company

This Document Prepared By and Return To: Florida Gas Transmission Company, LLC Right of Way Department - Attn: Beth Porter 2301 Lucien Way, Suite 200 Maitland, FL 32751 Grantee: Florida Gas Transmission Company, LLC 1300 Main Street Houston, Texas 77002

NATURAL GAS PIPELINE EASEMENT 26" FORT MYERS LATERAL RELOCATION WBS# C-20175-GL-94300074 TRACT NO: FLBXS-CHAR-036.05, FLBXS-CHAR-036.06 & FLBXS-CHAR-036.07

The Undersigned, TROPICAL HUT, LLC, a Florida limited liability company ("Grantor"), being the owner(s) of, or having an interest in, that certain tract of land situated in Charlotte County, Florida and more particularly described in Exhibit "A" attached hereto ("Lands"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, convey, and warrant title to all easements described in attached Exhibit "B" and herein conveyed to FLORIDA GAS TRANSMISSION COMPANY, LLC, a Delaware limited liability company ("Florida Gas"), with

its principal offices at 1300 Main Street, Houston, Texas 77002, and to Florida Gas' successors and assigns.

TO HAVE AND TO HOLD unto Florida Gas, its successors and assigns, for the purposes defined and described in attached Exhibit "B".

As further consideration for the payment made by Florida Gas, Grantor and Florida Gas further agree to all the terms and obligations described in attached Exhibit "B" with respect to the easements herein conveyed.

This Natural Gas Pipeline Easement may be executed in counterparts, all of which together shall constitute a single document.

DATED THIS _____ day of _____, 2023.

EXHIBIT A WITNESSES: (Signature) Name: _____ (Printed Name) (Signature) Name: _____ (Printed Name) GRANTOR: TROPICAL HUT, LLC, a Florida limited liability company (Signature)

ACKNOWLEDGEMENT STATE OF FLORIDA (COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by TROPICAL HUT, LLC, a Florida limited liability company. He/she is personally known to me or has produced _____ as identification. [SEAL]

NOTARY PUBLIC Print name: _____

EXHIBIT "A" Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated _____, 2023 by and between TROPICAL HUT, LLC, a Florida limited liability company, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

DESCRIPTION OF THE LANDS FLBXS-CHAR-036.05 & FLBXS-CHAR-036.06 Lots 3 and 4, Horseshoe Acres, according to the tract there of, as recorded in Plat Book 15, Page 21, as amended in Plat Book 16, Page 42, both of the Public Records of Charlotte County, Florida.

AND The North 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 36, Township 42 South, Range 25 East, Charlotte County, Florida. Being the same tract of land acquired by Grantor on the 2nd day of April, 2018 in O.R. Book 4299, Page 2025, Official Records of Charlotte County, Florida.

FLBXS-CHAR-036.07 The South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 36, Township 42 South, Range 25 East, Charlotte County, Florida. Being the same tract of land acquired by Grantor on the 20th day of December, 2018 in O.R. Book 4394, Page 273, Official Records of Charlotte County, Florida.

EXHIBIT "B" Attached to and made a part of that certain NATURAL GAS PIPELINE EASEMENT dated _____, 2023 by and between TROPICAL HUT, LLC, a Florida limited liability company, as Grantor, and FLORIDA GAS TRANSMISSION COMPANY, LLC, as Grantee

TERM SHEET FOR EASEMENT INTERESTS AND RIGHTS ACQUIRED BY FLORIDA GAS AND OBLIGATIONS AGREED TO BY FLORIDA GAS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF NATURAL GAS TRANSPORTATION FACILITIES The following summarizes the easement interests and rights Florida Gas Transmission Company, LLC (Florida Gas) shall acquire from the property Owner/interest holder(s) (Owner) of certain real property and described in the attached legal descriptions and survey (Exhibit "A-1") and the obligations with which Florida Gas and Owner have agreed to under said Natural Gas Pipeline Easement:

1. To the extent applicable, the easement interests acquired by Florida Gas are described herein. The applicability of any particular easement interest shall be determined by its inclusion on Exhibit "A-1". For example, if Exhibit "A-1" depicts an access road, then a per-

manent or temporary access road easement, as applicable, is being conveyed and acquired. Capitalized terms used in this Term Sheet are defined and depicted on Exhibit "A-1", if applicable.

2. The Permanent Easement interests and rights acquired by Florida Gas are the exclusive and perpetual right, privilege and easement for and to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, dewater, alter, substitute, relocate, resize, replace and remove (collectively, the "Pipeline Operations") a single, underground transmission pipeline system for the transportation of natural gas, together with above-ground, surface and subsurface appurtenances thereto, including, but not limited to markers, electronic and communications equipment used in connection with the pipeline, cathodic, lightning, and other protection systems and components, equipment, facilities and apparatus, piping, fittings, and fences and other protective devices, water and utility cables and pipes, and such other improvements as are reasonably necessary in connection with the transportation of natural gas by means of the pipeline system (collectively, the "Pipeline Facilities"), on, under, above, across, within and through the lands described and depicted on Exhibit "A-1".

3. The Temporary Construction Easement interests and rights acquired by Florida Gas are the temporary right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as temporary construction easement(s) and/or extra temporary construction easement(s) (collectively the Temporary Construction Easement) during the initial construction and installation of the Pipeline Facilities and for initial Pipeline Operations, for workspace, movement, storage and staging of personnel, materials, supplies and equipment, ingress and egress, all for the purpose of initial construction and installation of the Pipeline Facilities, and for conducting initial Pipeline Operations on Florida Gas' Pipeline Facilities located on the Permanent Easement, Owner's other property encumbered by Florida Gas and on other lands in which Florida Gas owns an interest. The rights of Florida Gas with respect to any Temporary Construction Easement shall commence on the date this easement is acquired by Florida Gas and shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations; provided, however, that the use of the Temporary Construction Easement by Florida Gas for construction purposes and initial installation of the Pipeline Facilities shall not begin until fourteen (14) days notice prior to initial construction and initial installation of the Pipeline Facilities within the thirty-six (36) month period and shall expire for construction purposes and initial installation of the Pipeline Facilities within one (1) year of the fourteen (14) day notice within the thirty-six (36) month period.

Additionally, Florida Gas shall retain the right of access and entry to those portions of the Temporary Construction Easement, if any, determined to be lands necessary for the purposes of mitigation, restoration, maintenance and monitoring activities conducted in satisfaction of Florida Gas' easement obligations or governmental permit requirements. However, in any event, this extended right of access shall automatically terminate and expire for all purposes and in all respects upon the passage of five (5) years after the latter of: thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations.

4. The Permanent and/or Temporary Access Road Easement interests and rights acquired by Florida Gas are the right, privilege and easement to utilize such additional portions of the lands depicted and described on Exhibit "A-1" as Permanent and/or Temporary Access Road(s) limited solely to ingress and egress for movement of personnel, materials, supplies and equipment for the purposes of Pipeline Operations. The Temporary Access Road Easement shall terminate and expire upon the earlier of the passage of thirty-six (36) months after the date of this easement or the date on which Florida Gas completes the construction and installation of the Pipeline Facilities and any restoration obligations.

5. Owner may continue to use the easements herein conveyed for any lawful purposes that do not interfere with Florida Gas' acquired rights; provided, however, that Owner may not create or maintain any reservoir or water impoundment, maintain any deep-rooted trees, construct or permit to be constructed any building, structure,

excavation or other improvement or obstruction, on, over, under, above, across, within or through the herein conveyed easements, which would interfere with the exercise by Florida Gas of its acquired easement rights, including its right of ingress to and egress, and the safe and efficient conduct of the Pipeline Operations relating to the Pipeline Facilities. To the extent Owner does create any such condition in Florida Gas' sole determination, such condition may be removed by Florida Gas, and any failure to do so shall not constitute a waiver of Florida Gas' rights. Florida Gas will provide Owner, either upon request or at Florida Gas' option, a prior written determination that any particular exercise of the right to use the herein conveyed easement areas by the Owner does not interfere with the safe and efficient exercise of Florida Gas' rights, which determination shall not be arbitrarily or unreasonably withheld, delayed or conditioned.

6. Owner may install driveways, paving, and/or crossings over and across the Permanent Easement which are perpendicular to the pipeline, and which shall be limited to normal automobile and truck traffic after obtaining written approval from Florida Gas, which will not be arbitrarily withheld, and execution of a Florida Gas approved Encroachment Agreement governing the installation and use of same.

7. Subject to the terms of a Certificate of Payment, Settlement Agreement, an Order of Taking, and/or Final Judgment, to the extent applicable, Florida Gas shall, to the extent practicable and at its sole discretion, relocate or replace with the same, like or better quality and at their original locations or as near thereto as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that Florida Gas damaged or caused to be removed, relocated or replaced from the Permanent Easement and Temporary Construction Easement before or during initial construction and installation of the Pipeline Facilities.

8. During construction, Florida Gas will bury the pipeline to provide a minimum cover of thirty-six inches (36"), except in rock where a minimum cover of twenty-four inches (24") will

be provided. Owner shall not reduce or increase the post-construction depth of cover over the pipeline.

9. Florida Gas, at its sole discretion, pursuant to a gopher tortoise relocation permit may displace any gopher tortoises found within the herein conveyed easement areas to another location on the Permanent Easement or Temporary Construction Easement, or off the lands of Owner (e.g., to a temporary holding pen), and either permanently relocate them or return them as near to their original location on the Permanent Easement or Temporary Construction Easement as practicable after initial construction and installation of the Pipeline Facilities is completed.

10. Subject to Florida Gas' acquired easement rights and to the extent not inconsistent therewith, Florida Gas will restore the surface of all disturbed areas within and outside of the boundaries of the herein conveyed easements to original contour and condition, as near as is reasonably practicable, to the extent the damage or disturbance of such areas results from the Pipeline Operations (except for the surface beneath any above-ground Pipeline Facilities installed in the Permanent Easement) and/or to the extent utilized by Florida Gas and the damage or disturbance resulted from use by Florida Gas, its agents, or contractors. To the extent that Florida Gas may engage in excavation, Florida Gas shall remove from the surface of the Permanent Easement all three-inch (3") or greater diameter rock excavated from the trench across tillable portions of these easement areas. Florida Gas shall plant grass seed on all land surfaces disturbed by the Pipeline Operations.

11. Without liability for damages, after initial construction and installation of the Pipeline Facilities, Florida Gas shall have the right, but not the obligation, from time to time to clear the Permanent Easement and any Permanent Access Road Easement(s), by cutting and removing therefrom trees, brush and other man-made obstructions that may, in the reasonable judgment of Florida Gas or pursuant to regulatory requirements, injure, endanger or interfere with Florida Gas' use of the easements and rights herein conveyed, or which endanger the Pipeline Facilities. Florida Gas will repair, maintain

and restore the surface of all disturbed areas on any Permanent Access Road, as near as is reasonably practicable, to the extent the damage is caused by use of the Permanent Access Road by Florida Gas or their agents, employees, contractors, guests or invitees. Florida Gas may also, at its sole discretion, improve the Permanent Access Road by shelving, graveling and/or other methods, so that it is suitable for the exercise of their rights granted hereunder.

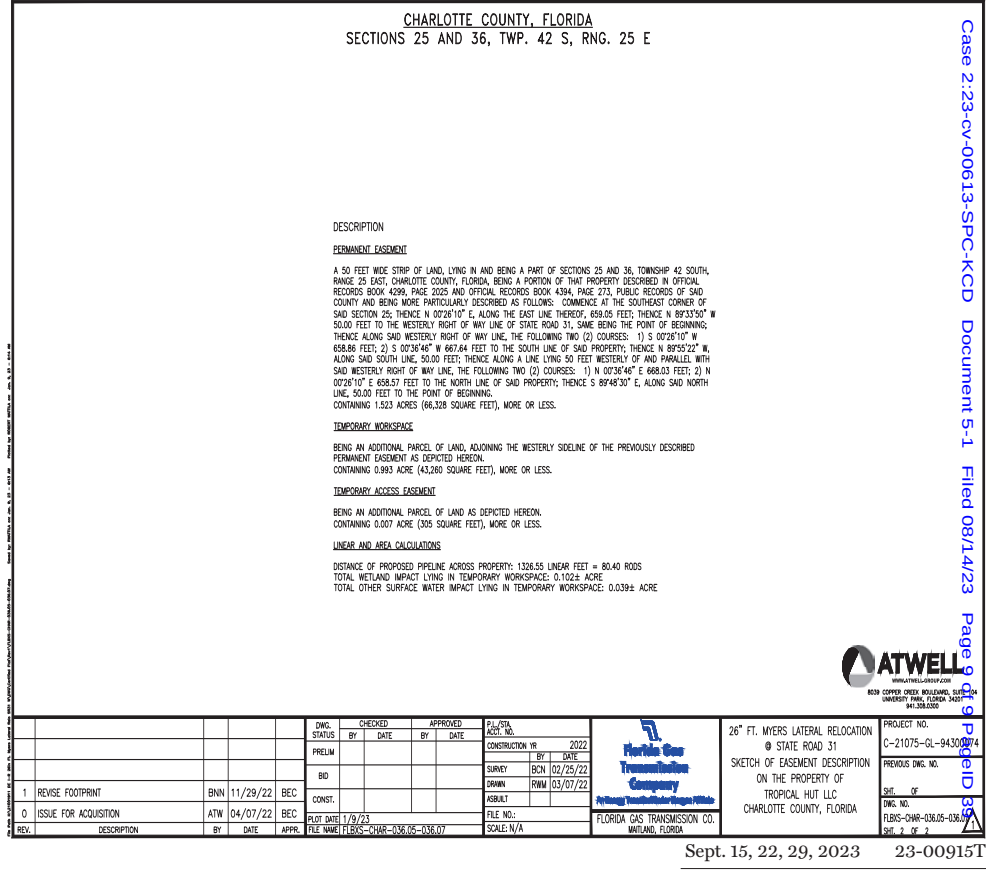
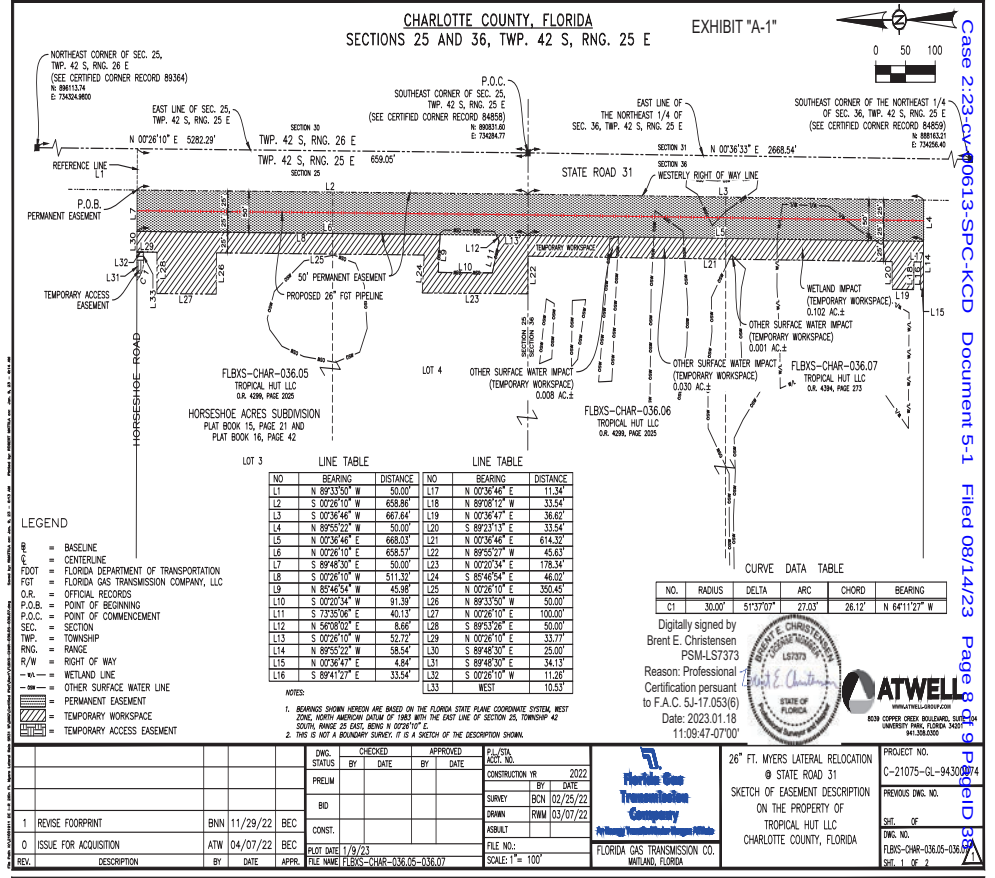
12. Florida Gas shall have the right to erect, and shall bear the cost and expense of maintaining, a fence or other protective barrier, with gate(s), around any above-ground Pipeline Facilities constructed on the Permanent Easement in compliance with all applicable codes, laws, and regulations.

13. Florida Gas' failure in one or more instances to exercise or enforce any rights provided by this Easement or by law does not waive its right to exercise the right in any later instance. No waiver of any breach of this Easement shall be held to constitute a waiver of any other or subsequent breach.

14. Florida Gas may assign its acquired easement rights in whole or in part, and Florida Gas shall have the right and option to operate the Pipeline Facilities for its own use or to lease, sell or assign any or all of the capacity of the Pipeline Facilities or the rights thereto.

15. The easement rights acquired by Florida Gas shall be in addition to, and not in lieu of any prior existing rights of Florida Gas. Nothing contained herein shall be deemed or construed to be a merger, release, waiver, modification or amendment of any rights Florida Gas presently owns or holds, as reflected in instruments recorded in the official records of the county where these easements are located, including but not limited to easements encumbering other portions of Owner's property.

16. The rights, benefits, burdens and obligations herein acquired, assumed by or imposed on Florida Gas and Owner shall inure to, bind and oblige respectively Owner, and his, hers, its or their heirs, executors, administrators, personal representatives, successors and assigns, as well as Florida Gas and its successors and assigns.



Case 2:23-cv-00613-SPC-KCD Document 5-1 Filed 08/14/23 Page 8 of 9

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 08-2019-CA-000229
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION,
Plaintiff, vs.
BRIDGET BRUTON GODDARD, et al,
Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 8, 2023, and entered in Case No. 08-2019-CA-000229 of the Circuit

Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, is the Plaintiff and Bridget Burton Goddard; Steven C. Goddard; Burnt Store Lakes Property Owner's Association, Inc.; are defendants, the Charlotte County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00 AM on the 6th day of October, 2023, the following described property as set forth in said Final Judgment of Foreclosure:
LOT 16, IN BLOCK 845, OF PUNTA GORDA ISLES SECTION 21 A/K/A BURNT STORE LAKES, A SUBDIVISION,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 1-A THROUGH 1-Z-21, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
A/K/A 24378 BELIZE CT, PUNTA GORDA, FL 33955
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and

whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.
 Dated in Charlotte County, Florida this day of 09/08/2023.
 Clerk of the Circuit Court
 Charlotte County, Florida
 By: (SEAL) B. Lackey
 Deputy Clerk

 Albertelli Law
 Attorney for Plaintiff
 P.O. Box 23028
 Tampa, FL 33623
 (813) 221-4743
 (813) 221-9171 facsimile
 eService:
 servealaw@albertellilaw.com
 CT- 19-000297
 September 15, 22, 2023 23-00924T

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR CHARLOTTE COUNTY CIVIL DIVISION
Case No. 21001389CA
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT
Plaintiff, vs.
TIMOTHY J. LANDMARK A/K/A TIMOTHY LANDMARK, KIMBERLY LANDMARK A/K/A KIMBERLY D. LANDMARK, JOE FLORIDA, INC., AND UNKNOWN TENANTS/ OWNERS,
Defendants.
 Notice is hereby given, pursuant to

Final Judgment of Foreclosure for Plaintiff entered in this cause on March 7, 2023, in the Circuit Court of Charlotte County, Florida, Roger D. Eaton, Clerk of the Circuit Court, will sell the property situated in Charlotte County, Florida described as:
LOT 15, BLOCK 741, PORT CHARLOTTE SUBDIVISION, SECTION 21, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 12A THRU 12G, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 and commonly known as: 18113 TOLEDO BLADE BLVD, PORT CHARLOTTE, FL 33948; 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 OCTOBER 19, 2023 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 located at 350 E. Marion Avenue, Punta Gorda, Florida 33950,

and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.
 Dated this day of 09/08/2023.
 Clerk of the Circuit Court
 Roger D. Eaton
 By: (SEAL) D. Gerace
 Deputy Clerk

 Jennifer M. Scott
 (813) 229-0900 x
 Kass Shuler, P.A.
 1505 N. Florida Ave.
 Tampa, FL 33602-2613
 ForeclosureService@kasslaw.com
 327878/1912523/wll
 September 15, 22, 2023 23-00918T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 23000351CA
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR THE CIM TRUST 2020-R1,
Plaintiff, vs.
CHRISTOPHER R. BEATON; TRACEY A. BEATON; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; LINDA CHRUSCIAL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 9, 2023, and entered in Case No. 23000351CA of the Circuit Court in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR THE CIM TRUST 2020-R1 is Plaintiff and CHRISTOPHER R. BEATON; TRACEY A. BEATON; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST; LINDA CHRUSCIAL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of

www.charlotte.realforeclose.com, 11:00 a.m., on October 19, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 8, BLOCK 3, TEE AND GREEN ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 18A THRU 18H OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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 at Punta Gorda, Florida, on 09/08/2023.
 ROGER D EATON
 As Clerk, Circuit Court
 By: (SEAL) D. Gerace
 Deputy Clerk

 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 P.O. BOX 19519
 Fort Lauderdale, FL 33318
 Telephone: (954) 564-0071
 Service E-mail: answers@dallegal.com
 1460-187078 / TMI
 September 15, 22, 2023 23-00925T

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 19001134CA
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF ELEANOR C. BRUBAKER, DECEASED; UNKNOWN SUCCESSOR TRUSTEE OF THE ELEANOR C. BRUBAKER TRUST AGREEMENT, DATED APRIL 24TH, 2000; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ELEANOR C. BRUBAKER, DECEASED; CITY OF PUNTA GORDA, FLORIDA; SCOTT JAMES BRUBAKER; JESSEE PRUITT; KAYLA BRUBAKER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST

A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 20, 2023, and entered in Case No. 19001134CA of the Circuit Court in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF ELEANOR C. BRUBAKER, DECEASED; UNKNOWN SUCCESSOR TRUSTEE OF THE ELEANOR C. BRUBAKER TRUST AGREEMENT, DATED APRIL 24TH, 2000; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ELEANOR C. BRUBAKER, DECEASED; CITY OF PUNTA GORDA, FLORIDA; SCOTT JAMES BRUBAKER; JESSEE PRUITT; KAYLA BRUBAKER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DE-

FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash website of www.charlotte.realforeclose.com, 11:00 a.m., on October 11, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 5, BLOCK 61, PUNTA GORDA ISLES, SECTION 6, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 7A THROUGH 7E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 Pursuant to Florida Statute

45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
 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 at Punta Gorda, Florida, on 09/12/2023.
 ROGER D EATON
 As Clerk, Circuit Court
 By: (SEAL) D. Gerace
 Deputy Clerk

 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 P.O. BOX 19519
 Fort Lauderdale, FL 33318
 Telephone: (954) 564-0071
 Service E-mail: answers@dallegal.com
 1460-183451 / BJB
 September 15, 22, 2023 23-00926T



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
 legal@businessobserverfl.com

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

or email **legal@businessobserverfl.com**

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING FOR WATER UTILITIES, WATER POLICIES MANUAL, ERC CALCULATION TOOL AND WATER UTILITY RATES

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a rulemaking hearing and a regular meeting at the following date, time and place:

Date and Time: September 28, 2023 at 1:00 p.m.
Place: The Hatchery
East Conference Room, Second Floor
42881 Lake Babcock Drive
Punta Gorda, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address proposed rules that amend and supplement Babcock Ranch Water Utilities Policies Manual, ERC Calculation Tool and Potable Water, Wastewater and Irrigation Quality Water Rates and Fees Schedule (collectively, the "proposed rules").

A. INITIAL FEES - CONNECTION FEES/AFPI, DEPOSIT FEES, TAP IN, ROAD PUSH

The below fees and rates are applicable to all Customers of the Utility at the time of an initial connection to the Utility System, depending on whether residential or non-residential.

Please consult the ERC Calculation Tool for an approximate ERC calculation. Final ERC calculation and meter sizing will be determined by the District.

Residential

Table with 2 columns: Fee Description, Amount. Includes Account Set Up Fee (\$45.00), Potable Water Connection Fee/AFPI (\$2,761.39), Meter Installation Fee (\$532.37 to \$1,700.64), Customer Deposit (\$45.00), Tap In Fee (\$1,529.82), Road Push (\$2,404.00).

Private Fire Protection (if separate meter/connection)

Table with 2 columns: Flow Rate (GPM), Fee. Includes Connection Fee/AFPI (\$4,579.14 to \$25,058.86), Meter Installation Fee (\$532.37 to \$1,700.64).

Table with 2 columns: Meter Size, Fee. Includes 3/4" (\$532.37), 1" (\$643.78), 1 1/2" (\$1,530.68), 2" (\$1,700.64), Greater than 2" (Actual Cost* 3%), Customer Deposit (\$45.00), Tap In Fee (\$1,529.82), Road Push (\$2,404.00).

Wastewater

Table with 2 columns: Fee Description, Amount. Includes Connection Fee/AFPI (\$2,899.35), Customer Deposit (\$50.00), Tap In Fee (\$1,529.82), Road Push (\$2,404.00).

Irrigation Quality Water

Table with 2 columns: Fee Description, Amount. Includes Connection Fee/AFPI (\$2,182.91), Meter Installation Fee (\$532.37 to \$1,700.64), Customer Deposit (\$40.00), Tap In Fee (\$1,529.82), Road Push (\$2,404.00).

Non-Residential

Table with 2 columns: Fee Description, Amount. Includes Account Set Up Fee (\$45.00), Potable Water Connection Fee/AFPI (\$2,761.39), Meter Installation Fee (\$532.37 to \$1,700.64), Customer Deposit (Two times estimated monthly charge), Tap In Fee (\$1,529.82), Road Push (\$2,404.00).

Private Fire Protection (if separate meter/connection)

Table with 2 columns: Flow Rate (GPM), Fee. Includes Connection Fee/AFPI (\$4,579.14 to \$25,058.86), Meter Installation Fee (\$532.37 to \$1,700.64).

Table with 2 columns: Meter Size, Fee. Includes 3/4" (\$532.37), 1" (\$643.78), 1 1/2" (\$1,530.68), 2" (\$1,700.64), Greater than 2" (Actual Cost* 3%).

Table with 2 columns: Fee Description, Amount. Includes Customer Deposit (\$45.00), Tap In Fee (\$1,529.82), Road Push (\$2,404.00), Wastewater Connection Fee/AFPI (\$2,899.35), Customer Deposit (Two times estimated monthly charge), Tap In Fee (\$1,529.82), Road Push (\$2,404.00).

Irrigation Quality Water

Table with 2 columns: Fee Description, Amount. Includes Connection Fee/AFPI (\$2,182.91), Meter Installation Fee (\$532.37 to \$1,700.64), Customer Deposit (Two times estimated monthly charge), Tap In Fee (\$1,529.82), Road Push (\$2,404.00).

Master Meter Irrigation Quality Water Service

Table with 2 columns: Fee Description, Amount. Includes Account Set Up Fee (\$45.00), Connection Fee/AFPI (\$2,182.91), Meter Installation Fee (\$532.37 to \$1,700.64), Customer Deposit (Two times estimated monthly charge), Tap In Fee (\$1,529.82), Road Push (\$2,404.00).

B. MONTHLY USE AND COMMODITY FEES - WATER, WASTEWATER AND IRRIGATION

Residential - Applicable to single-family Customers or multi-family Customers which are individually metered.

Table with 2 columns: Fee Description, Amount. Includes Potable Water Monthly Base Facility Charge (\$29.71 to \$198.08), Commodity Charge (\$5.89 to \$8.60).

Table with 2 columns: Fee Description, Amount. Includes Temporary Water Service (\$337.65), Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge, Private Fire Protection Service Monthly Base Facility Charge (\$19.81 to \$198.08), Commodity Charge (\$5.89).

Table with 2 columns: Fee Description, Amount. Includes Wastewater Monthly Base Facility Charge (\$34.76), Commodity Charge (\$6.17), Temporary Wastewater Service (\$354.54), Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge, Irrigation Quality Water Monthly Base Facility Charge (\$9.55), Commodity Charge (\$2.86).

Table with 2 columns: Fee Description, Amount. Includes Temporary Irrigation Service (\$327.82), Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge.

Multi-Family Residential - Applicable to multi-family Customers as defined in the Babcock Ranch Water Utilities Policies Manual.

Table with 2 columns: Fee Description, Amount. Includes Account Set Up Fee (\$45.00), Potable Water Monthly Base Facility Charge (\$29.71), Commodity Charge (\$5.89 to \$8.60).

Table with 2 columns: Fee Description, Amount. Includes Temporary Water Service (\$337.65), Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge.

Table with 2 columns: Fee Description, Amount. Includes Private Fire Protection Service Monthly Base Charge (\$19.81 to \$198.08), Commodity Charge (\$5.89).

Table with 2 columns: Fee Description, Amount. Includes Wastewater Monthly Base Facility Charge (\$34.76), Commodity Charge (\$6.17).

Table with 2 columns: Fee Description, Amount. Includes Temporary Wastewater Service (\$354.54), Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge.

Table with 2 columns: Fee Description, Amount. Includes Irrigation Quality Water Monthly Base Facility Charge (\$9.55), Commodity Charge (\$2.86).

Table with 2 columns: Fee Description, Amount. Includes Temporary Irrigation Service (\$337.65), Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge.

Non-Residential - Applicable to non-residential commercial, industrial, office, civic, or other Customers for which no other rate schedule applies. Tiered rates are based on total gallons used.

Potable Water

Table with 2 columns: Fee Description, Amount. Includes Monthly Base Facility Charge (\$29.71 to \$237.66), Commodity Charge (\$5.89 to \$11.53).

Table with 2 columns: Fee Description, Amount. Includes Temporary Water Service (\$337.65), Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge, Private Fire Protection Service Monthly Base Charge (\$19.81 to \$198.08), Commodity Charge (\$5.89).

Table with 2 columns: Fee Description, Amount. Includes Wastewater Monthly Base Facility Charge (\$34.76), Commodity Charge (\$7.40).

Table with 2 columns: Fee Description, Amount. Includes Temporary Wastewater Service (\$354.54), Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge, Irrigation Quality Water Monthly Base Facility Charge (\$9.55), Commodity Charge (\$2.86), IQ on a Bulk Basis (\$0.66).

Table with 2 columns: Fee Description, Amount. Includes Temporary Irrigation Service (\$327.82), Actual Cost* plus Monthly Base Facility Charge Fee plus Commodity Charge.

Table with 2 columns: Fee Description, Amount. Includes Raw Water Monthly Base Facility Charge (\$24.37), Commodity Charge (\$3.14).

Master Meter Irrigation Quality (IQ) Water Service - Applicable to Single-Family Residential Customers, Multi-Family Residential Customers, and other non-residential Customers.

Table with 2 columns: Fee Description, Amount. Includes Irrigation Quality Water Monthly Base Facility Charge (\$9.55), Commodity Charge (\$2.86).

C. MISCELLANEOUS FEES

Violation of District policies may lead to discontinuation of Utility Service, assessment of fees and fines, as well as inspection charges and fees to reconnect services once the violation has been resolved. Any work performed between 3:00PM and 8:00AM shall be considered after normal working hours.

Table with 2 columns: Fee Description, Amount. Includes Disconnection of Services (\$35.57 to \$71.13), Reconnection of Services (\$53.35 to \$65.21), Service Relocation Fees (\$48.83 to \$26.52).

Table with 2 columns: Fee Description, Amount. Includes Construction and Inspection Fee (\$550.00), Re-Inspection Fee (\$570.00), Plan Review Fee (\$820.00), Development Project Admin Fee (\$275.00), Copy of Check Fee (\$5.75), Document Recording Fee (\$11.50), Fire Flow Test (\$175.00).

Table with 2 columns: Fee Description, Amount. Includes Customer Account Transfer Fee (\$28.14), Unauthorized Water Use Fee (\$56.28), Unauthorized Tampering (\$295.00), Single-Family Multi-Family Non-residential Fire suppression, hydrant, fire line (\$575.00).

Table with 2 columns: Fee Description, Amount. Includes Construction and Inspection Fee (\$550.00), Re-Inspection Fee (\$570.00), Plan Review Fee (\$820.00), Development Project Admin Fee (\$275.00), Copy of Check Fee (\$5.75), Document Recording Fee (\$11.50), Fire Flow Test (\$175.00).

Table with 2 columns: Fee Description, Amount. Includes Request for Third Party Meter Testing (\$80.00), Request for Field Meter Testing (\$36.75), Backflow Prevention- Device Repair and/or Certification (\$40.00), Service Policy Related Fees (\$57.56 to \$172.87), Non-Compliant Irrigation System Fine (\$57.56 to \$172.87), Non-Compliant Industrial Discharge Fine (\$57.56 to \$172.87).

Table with 2 columns: Fee Description, Amount. Includes Grease Trap Inspections (\$235.00 to \$685.00), Lien Search Request Fee (\$55.00), Utility Relocations Fee (Actual Cost*), Traffic Bearing Meter Box (Actual Cost*), Televising Sewer Laterals (\$2.25 per Linear Foot + Equipment Fee), Private Lift Station/Grinder Station Inspection and Routine Preventative Maintenance (\$250.00 per month per Lift Station), Private Lift Station/Grinder Station Corrective Maintenance (Actual Cost*), The District reserves the right to impose additional fees for the following to the extent not covered above, including cost for rental of any equipment not otherwise listed in the Tariff, plus a 10% markup.

Table with 4 columns: Labor Classification, Regular Working Hours, After Working Hours. Includes Unskilled Laborer per hour (\$72.12 to \$108.17), Plant / System Operator (Class A) per hour (\$90.16 to \$132.22), Plant / System Operator (Class B) per hour (\$84.14 to \$126.20), Plant / System Operator (Class C) per hour (\$78.13 to \$117.19), Skilled Maintenance per hour (\$78.13 to \$117.19), Foreman per hour (\$84.14 to \$126.20), Manager per hour (\$126.20 to \$138.23), Electrician per hour (\$84.14 to \$126.20), Inspector per hour (\$75.86 to \$113.78), Controls Technician per hour (\$90.16 to \$135.23), Administrative per hour (\$70.02 to \$105.03).

Continued from previous page

Equipment Type	Regular Working Hours	After Working Hours
Backhoe with Operator per hour	\$150.25	N/A
Loader with Operator per hour	\$150.25	N/A
Track-hoe with Operator per hour	\$210.35	N/A
Dump Truck with Operator per hour	\$120.20	N/A
Utility Vehicle with Operator per hour	\$78.13	N/A
Flat Bed Truck with Operator per hour	\$103.18	N/A
Portable Pump (4" trash) per hour	\$42.06	N/A
Generator (35-45 kw) per hour	\$48.08	N/A
Vactor Truck with One Operator per hour	\$373.89	N/A
TV Truck with Operator per hour	\$240.41	N/A

D. INDUSTRIAL DISCHARGE AND APPROVAL FEES

Industrial Wastewater Discharge Approval	
Application Fee	\$88.93
Transfer Fee	\$86.33

Flow Rate (per gpd)	Minor	Significant
Up to 1,999	\$118.56	\$266.76
2,000 to 4,999	\$207.48	\$444.61
5,000 to 9,999	\$296.41	\$503.88
10,000 to 24,999	\$385.32	\$681.73
25,000 to 49,999	N/A	\$741.00
50,000 to 99,999	N/A	\$918.85
Over 100,000	N/A	\$978.13

High Strength Industrial Wastewater Surcharge	
Minimum Monthly Charge	\$18.38
Biochemical Oxygen Demand (BOD)\$0.1822 (per pound)	
Concentration in excess of 400 mg/L	

Total Suspended Solids (TSS)	\$0.1728 (per pound)
Concentration in excess of 400 mg/L	

Oil and Grease (O&G) concentration	
In excess of 50 mg/L	\$0.1315 (per pound)

Chemical Oxygen Demand (COD) in \$0.1814 (per pound)	
Excess of 2 times BOD and greater than 800 mg/L	

Waste Hauler Charges ⁶	
Annual Fee per Hauler	\$237.13
Waste Disposal Fee (normal hours – per 1000 gallons)	\$65.21
Waste Disposal Fee (after hours – per 1000 gallons)	\$160.06
Mixed Load Fee (per 1000 gallons)	\$41.49
Violations Process Charge (per appeal)	\$115.98
Remediation (handling fee plus Actual Cost ⁷)	\$237.13

A. NOTES

1. Automatic Cost Escalation. In the absence of Board action, the District's rates, fees and charges shall be automatically increased without further action five percent (5%) per year. Upon application of this automatic cost escalation provision, the District Manager shall submit to the District Board of Supervisors a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

2. Utility Cost Pass-Through. The District's rates, fees and charges shall be automatically increased without further action of the Board based upon the implementation of a rate increase to the District Utility System by any utility which provides service to the District, or upon implementation or increase of any taxes levied by a governmental authority against the District, or upon an increase of costs incurred for water quality, wastewater or irrigation quality water quality testing required by the Department of Environmental Protection, or other unfunded mandates imposed by a controlling governmental agency. Upon application of this cost pass-through provision, the District Manager shall submit to the Board of Supervisors a report detailing the amount of the escalation and the new rates as revised. The Rate Schedule shall be adjusted pursuant to this section as required.

3. Water Use Restriction Surcharge. Commodity charges may be adjusted from time to time temporarily by up to twenty five percent (25%) to reflect a water use restriction surcharge rate adjustment that may be implemented in response to and for the duration of general water use restrictions imposed by the South Florida Water Management District (SFWMD).

4. Prorations. Base Facility Charges will be pro-rated for any partial month of service.

FOOTNOTES FOR ABOVE RATES:

¹ In the event that a new single-family Customer requests a meter up-sizing to support a fire sprinkler system for a residence, then the Customer will be required to pay for the cost of the meter to be installed. The Customer will be required to pay Base Facility Charges based on the size of meter installed. The Customer must also install a reduced pressure backflow prevention device on the fire sprinkler line. The backflow prevention device shall be registered with the District. The Customer will be required to perform annual inspections of the backflow prevention device and provide certified inspection reports to the Utility.

If a Customer has only a single meter that also provides Private Fire Protection Service, then potable water charges apply, subject to the meter size as detailed in the prior paragraph. If a Customer has a separate meter for the Private Fire Protection Service, Customer will pay according to both meters, i.e. a monthly potable water facility charge and a monthly Private Fire Protection Service facility charge.

² Customers shall not have private irrigation wells nor utilize lake/pond water for irrigation purposes.

³ Tampering includes unauthorized connections or disconnections to potable water, wastewater, or irrigation water lines/services, and removal of wastewater cleanout caps for the purpose of draining rainwater or disposal of any other substances.

⁴ Actual Cost= Labor + Material (+10% markup) + Cost for Rental of any Equipment Not Otherwise Listed in the Tariff (+10% markup) + professional time incurred on behalf of Babcock Ranch Water Utilities or its Lessor or Operator.

⁵ All returned checks subject to service charge not to exceed the service fees authorized under Florida Statutes §32.08(5) or an amount of up to five percent (5%) of the face amount of the check, whichever is greater.

⁶ Waste refers to bio-solids, wastewater treatment plant effluent disposal, septage and bio-diesel. References to gallonage refers to "per 1,000 gallons of truck capacity".

⁷ Applicable for non-phased projects. For projects with more than one phase, all additional phases are charged at Actual Cost⁴.

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: <http://www.babcockranchliving.com/153/Independent-Special-District>.

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 23000221CA
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN A. MINCHAK DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANT , et al, Defendants/
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 26, 2023, and entered in Case No. 23000221CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the Plaintiff and J ANDREW MINCHAK, CHRISTOPHER MINCHAK, SECRETARY OF HOUSING

AND URBAN DEVELOPMENT, SEMINOLE LAKES PROPERTY OWNERS ASSOCIATION, INC, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN A. MINCHAK DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANT , and PETER MINCHAK the Defendants. Roger D. Eaton, Clerk of the Circuit Court in and for Charlotte County, Florida will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on 25th day of October, 2023, the following described property as set forth in said Order or Final Judgment, to wit:
Lot 30, Block E, Seminole Lakes Phase II, according to the map or plat thereof as recorded in Plat Book 17, Pages 33A through 33H, of the public records of Charlotte County, Florida.
IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UN-

CLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

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.

Apre ako ki fet avek Americans With Disabilities Act, tout moun kin ginyin yun bèzwen spésyal pou akomodasyon pou yo patisipé nan pwogram sa-a dwé, nan yun tan rézonab an ninpot aranjman kapab fet, yo dwé kontaké Administrative Office Of The Court i nan niméro, Charlotte County, 350 East

Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 i pasan pa Florida Relay Service.

En accordance avec la Loi des "Américains With Disabilities". Les personnes en besoin d'une accomodation speciale pour participer a ces procedures doivent, dans un temps raisonnable, avante d'entreprendre aucune autre démarche, contacter l'office administrative de la Court situé au, Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service.

De acuerdo con el Acto ó Decreto de los Americanos con Impedimentos, Inhabilitados, personas en necesidad del servicio especial para participar en este procedimiento debrán, dentro de un tiempo razonable, antes de cualquier procedimiento, ponerse en contacto con la oficina Administrativa de la Corte , Charlotte County, 350 East Marion Ave., Punta Gorda, FL 33950, Telephone (941) 505-4716 Via Florida Relay Service.

DATED at Charlotte County, Florida this day of 09/08/2023.

Roger D. Eaton, Clerk
Charlotte County, Florida
By: (SEAL) D. Gerace
Deputy Clerk

GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff(s)
2313 W. Violet St.
Tampa, FL 33603
630282.33785/tll
September 15, 22, 2023 23-00917T

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING FOR ADOPTION OF THE AMENDED AND SUPPLEMENTED SCHEDULE OF FEES FOR DESIGN AND SPECIFICATION MANUAL, VOLUMES 1, 2 AND 3

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a rulemaking hearing and a regular meeting at the following date, time and place:

Date and Time:	September 28, 2023 at 1:00 p.m.
Place:	The Hatchery East Conference Room, Second Floor 42881 Lake Babcock Drive Punta Gorda, Florida 33982

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address the proposed amended and supplemented Schedule of Fees for the Babcock Ranch Community Independent Special District Design and Specification Manual, Volumes 1, 2, and 3. The purpose and effect of the proposed changes to the rates, fees, and charges is to update such rates, fees, and charges as provided below and to provide for efficient and effective administration of District construction, maintenance and operations within boundaries of the District. Prior notice of rule development and rulemaking for this rulemaking hearing was published in the Florida Administrative Register on August 28, 2023 and August 29, 2023, respectively. The proposed rates, fees and charges are as follows:

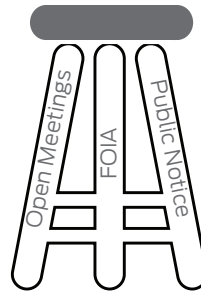
Permit Type	Submittal Criteria	Cost
RLSP	Initial Submittal - Per Lot	\$125
	Resubmittal - Per Lot	\$45
	Initial Inspection (ROW & LA)	\$376
	1st Reinspection	\$50
	2nd Reinspection	\$100
	3rd Reinspection	\$150
CLSP	Initial Submittal	\$500
	Resubmittal	\$250
	Initial Inspection (ROW & LA)	\$376
	1st Reinspection	\$50
	2nd Reinspection	\$100
ADC	Plan Review Fee	\$100
	Resubmittal	\$35
	Initial Inspection (ROW & LA)	\$376
	1st Reinspection	\$50
	2nd Reinspection	\$100
SDP	40 Plan Sheets or Less	\$2,500
	Greater than 40 Plan Sheets	\$3,500 + \$25 for every sheet over 40 sheets
	Resubmittal - 3rd resubmittal and on	\$750
	Major Modification	Same as SDP
SDP Modification	Major Modification Resubmittal	\$750
	Minor Modification	\$500
	Minor Modification Resubmittal	\$250
Limited SDP	Initial Submittal	\$500
	Resubmittal	\$250
ROW	Plan Review Fee	\$230
	Inspection Fee	1% of construction costs or minimum of \$300, whichever is greater
Environmental Review	Project area < 10 acres; no wetland impacts (just reviewing for species issues)	\$2,500
	Project area < 10 acres; < 1 acre wetland impacts	\$3,500
	Project area < 40 acres; < 3 acres wetland impacts	\$5,000
	Project area < 100 acres; < 5 acres wetland impacts	\$6,000
	Project area > 100 acres; ≥ 5 acres wetland impacts	\$7,200
Stormwater Review	Stormwater 10 acres or less (Live ICPR Files not Provided)	\$5,000
	Stormwater more than 10 acres (Live ICPR Files not Provided)	\$5,000 + \$42 per acre over 10 acres
	Stormwater 10 acres or less (Live ICPR Files Provided)	\$4,000
	Stormwater more than 10 acres (Live ICPR Files Provided)	\$4,000 + \$21 per acre over 10 acres
	(Live ICPR Files Provided with Full Master Development Update)	\$1,000
Utilities	Plan Review Fee	1% of Construction Cost or minimum of \$772.50, whichever is greater
	Inspection Fee	1% of Construction Cost or minimum of \$772.50, whichever is greater
Deviation	Per Request	\$175
Variance	Per Request	\$2,000

Specific legal authority for the rules includes Chapter 120, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

A Board meeting of the District will also be held where the Board may consider any other District business that may come before the Board. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting and public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting and public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. A copy of the proposed rules may be obtained by contacting the District Manager, Craig Wrathell, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website at the following address: <http://www.babcockranchliving.com/153/Independent-Special-District>.

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

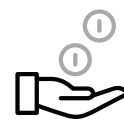


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
Case No.: 23000895CP
IN RE: ESTATE OF BONNIE LOU BALL, Deceased.

The administration of the estate of Bonnie Lou Ball, deceased, whose date of death was December 27, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is P.O. Box 511687, Punta Gorda, FL 33951-1687. 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 September 8, 2023.

Personal Representative:

Kevin L. Ball
 21614 Unbridled Avenue
 Parker, CO 80138
 Attorney for Personal Representative:
 /s/ Dawn Ellis, Esq.
 Attorney for Personal Representative
 E-mail Address:
 Dawn@MyFloridaProbate.com
 Florida Bar Number: 091979
 My Florida Probate, PA
 Dawn Ellis, Esq., for the firm
 PO Box 952
 Floral City, FL 34436 0952
 (352) 726 5444
 September 8, 15, 2023 23-00900T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-000884
Division Probate
IN RE: ESTATE OF WILLIAM JOSEPH KUTSCHMAN, JR. A/K/A WILLIAM J. KUTSCHMAN, Deceased.

The administration of the estate of WILLIAM JOSEPH KUTSCHMAN, JR. a/k/a WILLIAM J. KUTSCHMAN, deceased, whose date of death was July 24, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

Personal Representative:

MARILYN KAUFMANN
 c/o Robert L. Lancaster, Esq.
Cummings & Lockwood, LLC
 P.O. Box 413032
 Naples, Florida 34101-3032
 Attorney for Personal Representative:
 ROBERT L. LANCASTER, ESQ.
 Florida Bar No. 0462519
 CUMMINGS & LOCKWOOD LLC
 P.O. Box 413032
 Naples, Florida 34101-3032
 Telephone: (239) 262-8311
 Primary Email: rlancaster@cl-law.com
 Secondary Email:
 jpoklemba@cl-law.com;
 mmoxam@cl-law.com
 September 8, 15, 2023 23-00895T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No.: 23000934CP
Division: Probate
IN RE: ESTATE OF ROBERT A. LEDERER, MD Deceased.

The administration of the estate of Robert A. Lederer, MD, deceased, whose date of death was February 15, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, September 8, 2023.

Personal Representative:

Jack E. Baron, MD
 1155 Yosemite Drive
 Englewood, Florida 34223
 Attorney for Personal Representative:
 Lori A. Wellbaum
 Attorney FOR Jack E. Baron, MD
 Florida Bar Number: 071110
 WELLBAUM LAW, PA
 686 N. Indiana Avenue
 Englewood, FL 34223
 Telephone: (941) 474-3241
 Fax: (941) 475-2927
 E-Mail: lori@wellbaumlaw.com
 Secondary E-Mail:
 karen@wellbaumlaw.com
 September 8, 15, 2023 23-00896T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-000967 CP
Division Probate
IN RE: ESTATE OF DEBORAH M. AEH A/K/A DEBORAH AEH 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 Deborah M. Aeh a/k/a Deborah Aeh, deceased, File Number 23-000967 CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue - Punta Gorda, FL 33950; that the decedent's date of death was April 27, 2023; that the total value of the estate is \$54,505.22 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
William Aeh	11850 Dr. Martin Luther King Jr. St. North Apt. 5103 St. Petersburg, Florida 33716

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 9/8/23.

Personal Giving Notice

William Aeh
 11850 Dr. Martin Luther King Jr. St. North, Apt. 5103
 St. Petersburg, Florida 33716
 Attorney for Person Giving Notice
 Nicole S. Peet, Attorney
 Florida Bar Number: 1025612
 Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
 237 Nokomis Avenue South
 Venice, FL 34285
 Telephone: (941) 488-7751
 Fax: (941) 497-7636
 E-Mail: npeet@farr.com
 Secondary E-Mail:
 jpainchaud@farr.com
 September 8, 15, 2023 23-00899T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-000553-CP
Division PROBATE
IN RE: ESTATE OF JOHN T. HALLINAN A/K/A JOHN THOMAS HALLINAN Deceased.

The administration of the estate of JOHN T. HALLINAN a/k/a JOHN THOMAS HALLINAN, deceased, whose date of death was October 8, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

Personal Representative:

JOHN THOMAS HALLINAN
 404 Brimfield Road
 Wethersfield, Connecticut 06109
 Attorney for Personal Representative:
 /s/ Gregory J. Nussbickel
 GREGORY J. NUSSBICKEL, Attorney
 Florida Bar Number: 580643
 12500 Brantley Commons Court, Suite 103
 Fort Myers, Florida 33907
 Telephone: (239) 900-9455
 E-Mail: Greg@Will.Estate
 Secondary E-Mail:
 MargoV@Will.Estate
 September 8, 15, 2023 23-00893T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-000952CP
Division Probate
IN RE: ESTATE OF WINIFRED A. BLACK A/K/A WINIFRED BLACK Deceased.

The administration of the estate of Winifred A. Black a/k/a Winifred Black, deceased, whose date of death was December 16, 2021, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, 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 September 8, 2023.

Personal Representative:

Mitchell L. Eismont
 7388 Middleport Drive
 Dayton, Ohio 45459
 Attorney for Personal Representative:
 Nicole S. Peet, Attorney
 Florida Bar No.: 1025612
 Farr, Farr, Emerich, Hackett, Carr & Holmes, PA
 99 Nesbit Street
 Punta Gorda, FL 33950
 Telephone: (941)639-1158
 Fax: (941)639-0028
 E-Mail: npeet@farr.com
 Secondary E-Mail:
 probate@farr.com
 September 8, 15, 2023 23-00898T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
File No. 23-831-CP Division Probate
IN RE: ESTATE OF ISRAEL MEIN WEINSTEIN A/K/A ISRAEL WEINSTEIN 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 ISRAEL MEIN WEINSTEIN a/k/a ISRAEL WEINSTEIN, deceased, File Number 23-831-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was June 25, 2023; that the total value of the estate is \$0.00 (Homestead) and that the names and addresses of those to whom it has been assigned by such order are:

Leah Miriam Weinstein 5870 Mission Blvd., Unit #100 Jurupa Valley, CA 92509

Ellen Altman 25351 Palisade Road Punta Gorda, FL 33983
 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 September 8, 2023.

Person Giving Notice:

Leah Miriam Weinstein
 5870 Mission Blvd., Unit #100
 Jurupa Valley, CA 92509
 Attorney for Person Giving Notice:
 Jeffrey R. Kuhns,
 Florida Bar No. 96026
 Forrest G. Miller,
 Florida Bar No. 1028360
 KUHNS LAW FIRM, PLLC
 425 Cross Street, Ste. #312
 Punta Gorda, Florida 33950
 Telephone: (941) 205-8000/
 Fax: (941) 205-8001
 E-Mail: jeff@kuhnslawfirm.com
 Secondary E-Mail:
 forrest@kuhnslawfirm.com
 September 8, 15, 2023 23-00894T

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 23-879-CP Division: Probate
IN RE: ESTATE OF SHIRLEY M. STAYNER Deceased.

The administration of the estate of SHIRLEY M. STAYNER, deceased, whose date of death was December 11, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 8, 2023.

Personal Representative:

/s/ Ellin J. Holmes
Ellin J. Holmes
 2720 Horseshoe Trail
 Chester Springs PA 19425
 Attorney for Personal Representative:
 /s/ Elias M. Mahshie
 Elias M. Mahshie, ESQ.
 Attorney for Petitioner
 Florida Bar Number: 073103
 MAHSHIE & DECOSTA, PA
 407 E. Marion Ave, suite 101
 Punta Gorda, Florida 33950
 Telephone: (941) 639-7627
 Fax: (941) 575-0242
 E-Mail: Elias@MD-Lawfirm.com
 Secondary E-Mail:
 Kamalee@MD-Lawfirm.com
 September 8, 15, 2023 23-00904T



W
A
S



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
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 COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 1/20/2006, 1/20

SECOND INSERTION

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

CASE NO.: 23002187CA RAUK MAI WORLD LLC, Plaintiff, v. CHARLES M. POLK, JR., ESTATE OF CHARLES M. POLK, JR., HEIRS OF CHARLES M. POLK, JR., and PAIGE C. POLK, Defendants.

TO: CHARLES M. POLK, JR. 148 SAPODILLA ST. PORT CHARLOTTE, FLORIDA 33980 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Ave., Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter.

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.

DATED this 5th day of September, 2023.

Clerk of the Circuit Court By: (Seal) K. Rogers As Deputy Clerk

FOURTH INSERTION

FLORIDA SOUTHWESTERN STATE COLLEGE (FSW) Request for Qualifications (RFQ) #23-03

Project Name: Construction Services College Wide: Annual/2024 Prequalification for Projects of all Dollar Levels RFQ Submittal: PRIOR to 2:00 PM ET Tuesday 9/26/23; Electronic submission via: https://www.bidnetdirect.com/florida/floridasouthwestern

Public Evaluation Team Meeting: Monday 10/9/23 at 10am ET; Recommendation for intended award to be posted on or about 10/10/23; Prequalification period effective 1/1/24-12/31/24; Vendors interested must possess a minimum of \$1M in current bonding capacity and \$1M in general liability and property damage insurance;

Vendors interested in this project may obtain detailed information for RFQ #23-03 at https://www.bidnetdirect.com/florida/floridasouthwestern.

Aug. 25; Sept. 1, 8, 15, 2023 23-00844T

SECOND INSERTION

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

CASE NO.: 23001823CA LOUIS DAVID RICO, Plaintiff, vs. J.S.M. HOLDING CORP., INC., Defendant.

TO: J.S.M. HOLDING CORP., INC. c/o MICHAEL S. JONES, its Registered Agent 1720 EL JOBEAN ROAD, STE 204 PORT CHARLOTTE, FL 33948

YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT:

Lot 5, Block 1898, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A thru 74K, of the Public Records of Charlotte County, Florida, Parcel ID#402130454010.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not

23-00902T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA. CASE NO. 21000963CA

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB5, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS AND TRUSTEES OF THE ESTATE OF JOHN BEBON, JR. (DECEASED), ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 21, 2023, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on OCTOBER 12, 2023, at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:

Lots 1, 2, 3 and the Northerly 10 feet of Lot 4, Block 157, together with portion of the vacated alley lying between said Lots Grove City subdivision, as per plat thereof recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida

23-00901T

SECOND INSERTION

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

CASE NO. 082023CA001818XXXXXX S.U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. RICHARD SPERBER; DOUGLAS E. TROJANOWSKI; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: RICHARD SPERBER Last Known Address 86 NW RD EAST HAMPTON, NY 11937 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Charlotte County, Florida:

LOT 25, BLOCK 4564, PORT CHARLOTTE SUBDIVISION, SECTION EIGHTY SEVEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 20A THROUGH 20N, OF THE PUBLIC RECORDS

less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Ave., Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter.

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.

DATED this 5th day of September, 2023.

Clerk of the Circuit Court By: (Seal) K. Rogers As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 Sept. 8, 15, 22, 29, 2023

23-00902T

SECOND INSERTION

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

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

Date: 09/05/2023 Clerk of the Circuit Court By: (Seal) D. Gerace Deputy Clerk of the Court

Prepared by: Tromberg, Morris & Poulin, PLLC 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Our Case #: 20-000682-FHA-REV\21000963CA\PHH September 8, 15, 2023 23-00901T

SECOND INSERTION

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 attorneys 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.

DATED on September 5th, 2023. As Clerk of the Court By: K. Rogers (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 1460-192249 / DP September 8, 15, 2023 23-00906T

FOURTH INSERTION

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

CASE NO.: 23002342CA Division: Civil DEBRA CASELLA Plaintiff, vs. FAZEL G. BACHOOALI, SHABNAM FAZEL BACHOOALI, SUN ENTERPRISES, INC., a dissolved ILLINOIS CORPORATION, ALBIN E. POWALISH and IRENE L. POWALISH, Defendants

TO: Fazel G. Bachooali, Shabnam Fazel Bachooali, Sun Enterprises, Inc, Albin E. Powalish, and Irene L. Powalish, Defendants, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quieting title. The action involves real property in Charlotte County, Florida, more fully described as follows:

Lot 16, Block 1042, PORT CHARLOTTE SUBDIVISION, Section 14, a Subdivision according to the Plat thereof, as recorded in Plat Book 5, Pages 3A thru 3E, of the Public Records of Charlotte County, Florida

The action was instituted in the Twentieth Judicial Circuit Court, Charlotte County, Florida, and is styled DEBRA CASELLA vs. FAZEL G. BACHOOALI, SHABNAM FAZEL BACHOOALI, SUN ENTERPRISES, INC., a Corporation, ALBIN E. POWALISH, and IRENE L. POWALISH.

You are required to serve a copy of your written defenses, if any, to the action on James W. Mallonee, Plaintiff's attorney, whose address is 946 Tamiami Trail, #206, Port Charlotte, FL 33953-3108, on or before September 30, 2023, and file the original with the clerk of this court either before service on James W. Mallonee or immediately after service; 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.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 8/18/2023

Roger D. Eaton Clerk of the Twentieth Judicial Circuit Court Charlotte County, Florida By B. Lackey (SEAL) Deputy Clerk

James W. Mallonee, Plaintiff's attorney 946 Tamiami Trail, #206, Port Charlotte, FL 33953-3108 Aug. 25; Sept. 1, 8, 15, 2023 23-00857T

SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 22001156CA RESIDENTIAL INVESTMENT TRUST IV, Plaintiff, vs. N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of AUGUST 2023 and entered in Case No. 22001156CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV is the Plaintiff and N & J DREAMS, LLC, a Nevada Limited Liability Company; FELICIA ACOSTA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 11:00 AM on the 2nd day of October, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 66, BLOCK 1864, PORT CHARLOTTE SUBDIVISION SECTION FIFTY-FOUR, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 5, PAGES 68A TO 68E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 5165 LATHAM TERRACE, PORT CHARLOTTE, FL 33981 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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.

Dated this 09/05/2023 day of SEPTEMBER, 2023.

Roger D. Eaton Clerk of The Circuit Court By: (SEAL) D. Gerace Deputy Clerk

22-05078 September 8, 15, 2023 23-00905T

FOURTH INSERTION

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

CASE NO.: 23002372CA MIKE WILSON and PEGGY MEAD, Plaintiffs, v. JOHN MALCOLM LEOPARD, ROTONDA SANDS TRUST, JOHN KEVIN LEOPARD, and MARIA K. LEOPARD Defendants.

TO: JOHN MALCOLM LEOPARD 10613 CORY LAKE DR TAMPA, FL 33647 JOHN KEVIN LEOPARD 2828 S MCCALL RD - 32 ENGLEWOOD, FL 34224 MARIA K. LEOPARD 2828 S MCCALL RD - 32 ENGLEWOOD, FL 34224 ROTONDA SANDS TRUST c/o Executive Trustee 105 WILDWOOD DR. STE 103-133 GEORGETOWN, TX 78628

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, TO WIT: RMD 000 0058 0026 Lot 26 Blk 58 51 CARNATION DR Rotonda Meadows Subdivision according to the plat thereof recorded in plat book 10, pages 15a through 15-z-18 of the Public Records of Charlotte County, Florida. Or as recorded in Book 2743, page 1795 of the Public Records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days nor more than 60 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E. Marion Ave., Punta Gorda, Florida 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

DATED this 17 day of August, 2023. Clerk of the Circuit Court By: (Seal) G. Colon As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202 Aug. 25; Sept. 1, 8, 15, 2023 23-00853T

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