# --- ESTATE ---

### FIRST INSERTION

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION
File No. 24000627CP **Division Probate** IN RE: ESTATE OF SANDRA MAE JOHNSON

NOTICE TO CREDITORS

Deceased. The administration of the estate of SANDRA MAE JOHNSON, deceased, whose date of death was January 18, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. The names and addresses of the personal representative and the personal rep-resentative's attorney are set forth

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is June 7, 2024.

Personal Representative: Duane Almeida 2248 Morland Drive Napa, California 34558

Attorney for Personal Representative: James W Mallonee Attorney Florida Bar Number: 0638048 946 Tamiami Trail, #206 Port Charlotte, FL 33953 Telephone: (941) 9412062223 Fax: (941) 206-2224 E-Mail:

jmall onee@james wmall onee.com

Are there different types

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

Accountability notices are designed

to make sure citizens know details

notices generally are published one

time, and are archived for everyone

about their government. These

to see. Accountability is key to

efficiency in government.

certain period.

of legal notices?

hchalmers@jameswmallonee.comJune 7, 14, 2024

### --- SALES ---

CHARLOTTE COUNTY LEGAL NOTICES

### FIRST INSERTION

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

CASE NO.: 23-CA-002775 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. NATHANIEL S. ROHLEDER A/K/A

NATHANIEL ROHLEDER, et al., Defendants. NOTICE is hereby given that Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, Florida, will on July 18, 2024, at 11:00 a.m. ET, via the

online auction site at www.charlotte. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Charlotte County, Florida, to wit: Lot 37, Block 965, PORT CHAR-

LOTTE SUBDIVISION SEC-TION SEVENTEEN, according to the plat thereof, as recorded in Plat Book 5, Pages 6A through 6D, of the Public Records of Charlotte County, Florida. Property Address: 19071 Ruskin

Avenue, Port Charlotte, FL 33954 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the 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,

WITNESS my hand and official seal of this Honorable Court this day of

Roger D. Eaton (SEAL) Clerk of the Circuit Court By: B. Lackey DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com

24-00549T June 7, 14, 2024

### --- PUBLIC SALES ---

#### FIRST INSERTION

#### NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S.  $\S 865.09$ 

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Best Rx Pharmacy-LTC, located at 1825 TAMIAMI TRAIL UNIT B-7, in the City of PORT CHARLOTTE, County of Charlotte, State of FL, 33948, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 3 of June, 2024. SHRINATHJEE LLC 1825 TAMIAMI TRAIL UNIT B-7 PORT CHARLOTTE, FL 33948 June 7, 2024

24-00542T

#### FIRST INSERTION

#### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PTP Landscapes located at 3244 Gibbs Rd, in the County of Charlotte, in the City of North Port, Florida 34288 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at North Port, Florida, this 30th day of May, 2024. Tyler Kuhn

June 7, 2024

24-00531T

#### --- **SALES** ---

#### FIRST INSERTION

#### RE-NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.:

082023CA000440XXXXXX WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST,

Plaintiff, vs. BLUE INTERNATIONAL GROUP LLC; LUCRECIA MARIA DELMONTE; LENDVENT SPV I,

Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated February 12, 2024, and entered in Case No. 082023CA000440XXXXXX of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE RESIDENTIAL MORTGAGE
AGGREGATION TRUST, is Plaintiff
and BLUE INTERNATIONAL
GROUP LLC; LUCRECIA MARIA DELMONTE; LENDVENT SPV I, LLC, are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte.realforeclose.com at  $11{:}00\ \mathrm{a.m.}$  on the 15th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 120, BLOCK 92, PORT CHARLOTTE SUBDIVISION, SECTION 6, A SUBDIVISION ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 7A THROUGH 7F, OF THE PUB-LIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Property Address: 21288 Edgewater Drive, Port Charlotte, Florida 33952

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

Any person claiming an interest in the surplus funds 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired,

Dated: 05/29/2024

Roger D. Eaton As Clerk of said Court By: (SEAL) D. Gerace As Deputy Clerk

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Email: FL pleadings@mwc-law.comFile No: 22-400536

June 7, 14, 2024 24-00546T

# Are internet-only legal notices sufficient?

Simply put, there are two basic types - Warning Notices and Accountability Notices. Warning notices inform you when

> 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.

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

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

**VIEW NOTICES ONLINE AT** Legals.BusinessObserverFL.com

--- ACTIONS ---

NOTICE OF ACTION
I IN THE CIRCUIT COURT OF THE TWENTIENTH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

CASE 23003915CA MOLDAVITE HOLDINGS, LLC, a Florida limited liability company, MARGARET E. HOFFMANN.

SUCCESSOR TRUSTEE OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98, UNKNOWN SUCCESSOR TRUSTEE, IF ANY, OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98.

Defendants. To: MARGARET E. HOFFMANN, SUCCESSOR TRUSTEE OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNITRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98,

21 Lincoln Ave. S. St. Petersburg, FL 33711

UNKNOWN SUCCESSOR TRUSTEE, IF ANY, OF THE E.G. HOFFMANN CHARITABLE REMAINDER UNI-TRUST DATED 1/6/98 a/k/a E.G. Hoffman Charitable Remainder Unitrust dated 1/6/98,

(Unknown Whereabouts)
YOU ARE HEREBY NOTIFIED that an action for quiet title relating to the following property in Pasco County,

The North half (1/2) of Lot 16, and all of Lots 17 and 18, Block 86, Harbour Heights, Section Four, Part One, according to the plat thereof as recorded in Plat

Book 3, Page 27, Public Records of Charlotte County, Florida, the street address of which is 3340 Highlands Road, Punta Gorda, Charlotte County, FL 33983,

has been filed against you, and you are required to serve a copy of your written defenses, if any to it, on Plaintiff's attorney, whose name is STARLETT M. MASSEY, of Massey Law Group, P.A., P.O. Box 262, St. Petersburg, FL 33731-0262, smassey@masseylawgrouppa. com, service@masseylawgrouppa.com and file the original with the Clerk of the above-styled Court within thirty (30) days from the first publication, or you will be defaulted and a judgment may be entered against you for the relief demanded in the Amended Complaint.

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

DATED: May 29, 2024.

ROGER D. EATON Charlotte County Clerk of Circuit Court (SEAL) By: B. Lackey Deputy Clerk

STARLETT M. MASSEY, Massey Law Group, P.A., P.O. Box 262, St. Petersburg, FL 33731-0262, smassey@masseylawgrouppa.com, service@masseylawgrouppa.com

June 7, 14, 21, 28, 2024

### FIRST INSERTION

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

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Lee County - Parcel #3 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Lee County - Parcel #3 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Lee County - Parcel \$3 lands to be improved are located north and south of the Charlotte/Lee County line and east of State Road 31 in Lee County and Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Lee County Parcel \$3) and in the District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and \$4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tuckers Cove Phase 1C & 1D), dated May 2024, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the Lee County - Parcel #3, ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Lee County - Parcel #3 is \$8.362.000.

The District intends to impose assessments on benefited lands within the Lee County - Parcel #3 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VII for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$10,675,610.78 in debt allocated to the Lee County portion of Lee County - Parcel #3 and \$1,566,819.40 in debt allocated to the Charlotte County portion of Lee County - Parcel #3, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Lee County Parcel 3					
Lee County Units					
55'	79	\$3,120,953.47	\$39,505.74	\$3,676.03	\$3,679.03
65'	114	\$5,206,059.18	\$45,667.19	\$4,249.36	\$4,252.36
75'	45	\$2,348,598.13	\$52,191.07	\$4,856.41	\$4,859.41
	238	\$10,675,610.78			
Charlotte County Units					
55'	21	\$829,620.54	\$39,505.74	\$3,676.03	\$3,910.67
65'	15	\$685,007.79	\$45,667.19	\$4,249.36	\$4,520.59
75'	1	\$52,191.07	\$52,191.07	\$4,856.41	\$5,166.39
	37	\$1,566,819.40			

\* Excludes costs of collection and early payment discount allowance

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

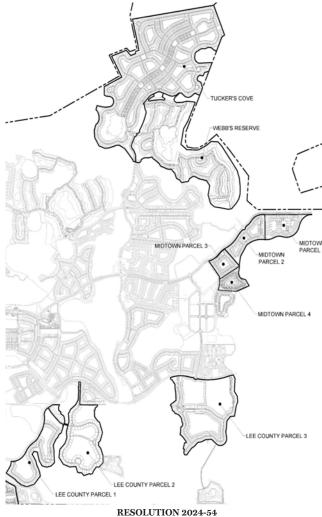
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the applicable County tax roll by the applicable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

Also, June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

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

### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



[LEE COUNTY - PARCEL #3]

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

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Lee County – Parcel #3 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as Exhibit A and incorporated herein by reference; and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024], attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

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

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

- 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. Assessments shall be levied to defray all or a portion of the cost of the Improvements.
- **3.** The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- **4.** The total estimated cost of the Improvements is \$8,362,000 (the "Estimated Cost").
- 5. The Assessments will defray approximately \$10,675,610.78 (Lee County portion of Lee County Parcel #3) and approximately \$1,566,819.40, (Charlotte County portion of Lee County Parcel #3) which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.7. The Assessments shall be levied, within the District, on all lots and lands ad-
- 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- 13. This Resolution shall become effective upon its passage.

 ${\bf PASSED}$  AND ADOPTED this 29th day of May, 2024, as continued from 23rd day of May, 2024.

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/s/ Cindy Cerbone

/s/ Bill Moore

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: [Engineer's Report - Phase VII Project Area dated May 2024]
Exhibit B: [Master Special Assessment Methodology Report for Phase VII dated

June 7, 14, 2024 24-00547T

### --- ESTATE ---

### FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
FILEND 24000485CP

#### File No. 24000485CP IN RE: ESTATE OF JUDITH DORINDA MAYHEW

The administration of the estate of JUDITH DORINDA MAYHEW, deceased, whose date of death was November 1, 2023; File Number 24000485CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Post Office Box 1687, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 7, 2024.

CHRISTOPHER STEPHEN

# MAYHEW Personal Representative 412 N. Main Street

Tennille, GA 31089 Derek B. Alvarez, Esquire -FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esquire -FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esquire -FBN 65928 WCM@Genders Alvarez.comGENDERS ALVAREZ DIECIDUE, P.A. 2307 West Cleveland Street Tampa, Florida 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above:

GADeservice@GendersAlvarez.com

24-00555T

June 7, 14, 2024

### FIRST INSERTION

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

File No. 24-567 CP Division Probate IN RE: ESTATE OF ROBERT L. SWEET, Deceased.

The administration of the estate of Robert L. Sweet, deceased, whose date of death was March 10, 2024, 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 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.

THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 June 7, 2024.

Personal Representative: /s/ Ronald C. Sweet Ronald C. Sweet 22 Morris Street Burlington, NJ 08016 orney for Personal Representat Pamela D. Keller

Burlington, NJ 08016
Attorney for Personal Representative:
/s/ Pamela D. Keller
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Ave., Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
Fax: (941) 365-2355
Fax: 1,44,2024
24-00548T

### FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

File No. 24-000488-CP
Division: Probate
IN RE: ESTATE OF
HEIDI MARIA STITES
a/k/a HEIDI STITES
Deceased.

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 Heidi Maria Stites a/k/a Heidi Stites, deceased, File Number 24-000488-CP by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was August 27, 2023; that the total value of the estate is \$48,673.21 and that the names and addresses of those to whom it has been assigned by such order are:

David A. Stites
23341 Kim Avenue,
Port Charlotte, Florida 33954
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 Administra-tion must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER NOTWITHSTANDING BARRED. ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: June 7, 2024.

Person Giving Notice:

#### Person Giving Notice: David A. Stites 23341 Kim Avenue

Port Charlotte, Florida 33954 Attorney for Person Giving Notice: Jeffrey Briscoe Florida Bar No. 0127501 3440 Conway Blvd., Suite 1A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com June 7, 14, 2024 24-00545T

CHARLOTTE COUNTY

### FIRST INSERTION

REQUEST FOR PROPOSALS LAKE BANK AND LAKE MAINTENANCE SERVICES FOR BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES AND NOTICE OF EVALUATION COMMITTEE MEETING Charlotte and Lee Counties, Florida

REQUEST FOR PROPOSALS Notice is hereby given that Babcock Ranch Community Independent Special District (the "District") will accept proposals from all qualified companies interested in providing Lake Bank and Lake Maintenance services. These services include but are not limited to providing and maintaining the over-all Lake Bank and Lake Maintenance services program throughout Babcock Ranch Community, working with other landscape contractors of the District (the "Project").

The project manual ("Project Manual") will be made available upon request to the District Manager at Bid@babcockranchcommunityisd. com beginning on June 7, 2024 at 2:00 p.m. (EST). The Project Manual will consist of a completed PDF document of the proposal package with Specifications containing all available supplemental information. The Project Manual may be amended and supplemented from time to time via a written addendum(s); interested proposers are responsible for ensuring they obtain all available Project Manual, including an addendum, if any.

Any and all questions relative to this request for proposals shall be only directed in writing to the District Manager, at Bid@babcockranchcommunityisd. com with email copies to Andrew Kantarzhi at kantarzhia@whhassociates. com, Christina Kontos at ckontos@ kitsonpartners.com, and Alyssa Willson at alyssa.willson@kutakrock.com. All questions must be submitted on or before 5:00 p.m. (EST) on June 27,

Firms desiring to submit propos-als for this project may attend an inperson, optional, pre-proposal meeting, on June 13, 2024, at 2:00 p.m. (EST) at 42881 Lake Babcock Drive, Punta Gorda, Florida 33982 (Hatchery East Conference Room). Please contact the District Manager at bid@ babcockranchcommunityisd.com with a copy to Andrew Kantarzhi, at kantarzhia@whhassociates.com with any

Firms desiring to submit proposals must submit one (1) original, eight (8) hard copies, and (1) electronic copy of the required proposal no later than July 12, 2024 at 12:00 p.m. (EST) at 42850 Crescent Loop, Suite 200, Babcock Ranch, Florida 33982, attention: Rob Arent. As noted below, all timely-received proposals will be publicly opened on the date, time, and location provided below. Additionally, as further described in the Project Manual, each proposer shall supply a proposal bond or cashier's check in the amount of five-thousand dollars  $\begin{array}{c} \text{($5,\!000.00) with its proposal.} \\ \text{Proposals shall be submitted in a} \end{array}$ 

sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as "Babcock Ranch Community Independent Special District Lake Bank and Lake Maintenance Services Proposal." Proposals may be either mailed or hand-delivered. No facsimile, telephonic, electronic, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal will not be considered but can be claimed by the owner within ten (10) calendar days of the submittal deadline or if not retrieved within the aforementioned timeframe, may be destroyed by the District or returned to the proposer.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the evaluation criteria contained within the Project Manual; however, please note that in order to be qualified, each proposer must (1) be authorized to do business in Florida, and hold all applicable required state and federal licenses, including but not limited to Charlotte County, in good standing and; (2) have at least five (5) years' experience with Exotic Vegetation Control & Lake Maintenance. All proposers should acquire a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available during the meeting. The District reserves the right in its sole discretion to make amendments, supplements, or changes to the Project Manual up until the time of the proposal submittal, and to provide notice of such changes only to those proposers who have requested a Project Manual.

If reasonable accommodations are needed for participation in any proposal-related meetings, please contact the District Manager, Craig Wrathell, at (877) 276-0889 | wrathellc@whhassociates.com at least forty-eight (48) hours in advance.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal

work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the issuance of this Notice for Request for Proposal. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager. Any proposer who files a notice of protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposrejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand

dollars (\$10,000.00). Bonds shall be

by a U.S. postal service money or-

der, certified, cashier's check or such

other form of surety as the District's Staff may approve. All bonds shall be

forms, the contract form, the scope of

made payable to the District. Failpost such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

Rankings will be made based on the evaluation criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such an award other than the lowest price proposal. The District has the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause to one or more proposers, provide for the delivery of the Project in phases, waive any technical errors, informalities or irregularities, and to award the contract in whole or in part with or without cause if it determines in its discretion it is in the best interest of the District to do so.

## $Notice\ of Public\ Meeting\ for\ Proposal$

Opening

A public meeting will be held on July 12, 2024, at 12:45 p.m. (EST) at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room) to open the timelyreceived proposals. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the timely-received proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified

on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 561) 571-0010 or (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.

#### Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on **July** 25, 2024, at 2:00 p.m. at 42881 Lake Babcock Drive, Second Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 or (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.

24-00541T June 7, 2024

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

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the MidTown - Parcel #1 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Midtown - Parcel #1 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Midtown - Parcel #1 lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that por tion of the map identified as Midtown Parcel #1 or "MT #1") and in the District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County – Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County – DiVosta Parcel – Phase 2 and Charlotte County – Tuckers Cove Phase 1C & 1D), dated May 2024, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the Midtown - Parcel #1 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Midtown - Parcel #1 is \$5,026,000.

The District intends to impose assessments on benefited lands within the Midtown - Parcel  $\sharp 1$  in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$7,327,771.13 in debt allocated to the Midtown - Parcel #1, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual

		Total Bond Assessments	Bond Assessments Apportionment	Annual Bond Assessments Debt Service per	Annual Bond Assessments Debt Service per
Product Type	Number of Units	Apportionment	per Unit	Unit*	Unit**
Midtown Parcel 1					
40'	99	\$2,942,271.54	\$29,719.91	\$2,765.46	\$2,941.97
50'	121	\$4,385,499.59	\$36,243.80	\$3,372.51	\$3,587.77
	220	\$7,327,771.13			

<sup>\*</sup> Excludes costs of collection and early payment discount allowance

# FIRST INSERTION

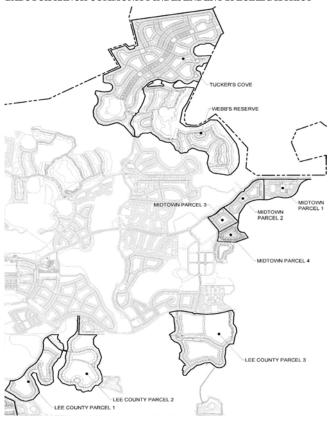
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively,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

Also, June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

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

### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



**RESOLUTION 2024-56** [MIDTOWN - PARCEL #1]

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

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Midtown - Parcel #1 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as  ${\bf Exhibit}$ A and incorporated herein by reference; and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024], attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local

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

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

- 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. Assessments shall be levied to defray all or a portion of the cost of the Improve-3. The nature and general location of, and plans and specifications for, the Im-
- provements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- 4. The total estimated cost of the Improvements is \$5,026,000 (the "Estimated
- 5. The Assessments will defray approximately \$7,327,771.13, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
  7. The Assessments shall be levied, within the District, on all lots and lands ad-
- joining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter
- 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as
- 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- 13. This Resolution shall become effective upon its passage

PASSED AND ADOPTED this 29th day of May, 2024, as continued from 23rd day of May, 2024.

BABCOCK RANCH COMMUNITY ATTEST: INDEPENDENT SPECIAL DISTRICT

/s/ Bill Moore

/s/ Cindy Cerbone Secretary/Assistant Secretary Chairman/Vice Chairman

Exhibit A: [Engineer's Report - Phase VII Project Area dated May 2024] Exhibit B: [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]

24-00534T June 7, 14, 2024

<sup>\*\*</sup> Includes costs of collection and early payment discount allowance

#### FIRST INSERTION

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

COMMUNITY INDEPENDENT SPECIAL DISTRICT

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

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Midtown - Parcel #2 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Midtown - Parcel #2 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Midtown - Parcel  $\sharp 2$  lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Midtown Parcel #2 or "MT #2") and in the District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County – Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County – DiVosta Parcel – Phase 2 and Charlotte County – Tuckers Cove Phase 1C & 1D), dated May 2024, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the Midtown - Parcel #2 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Midtown - Parcel #2 is \$4,572,000.

The District intends to impose assessments on benefited lands within the Midtown - Parcel #2 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$6,865,300.27 in debt allocated to the Midtown - Parcel #2, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

			Bond Assessments Apportionment	Annual Bond	Annual Bond Assessments Debt Service per
		<b>Total Bond</b>		Assessments Debt Service per	
		Assessments			
Product Type	Number of Units	Apportionment	per Unit	Unit*	Unit**
Midtown Parcel 2					
40'	231	\$6,865,300.27	\$29,719.91	\$2,765.46	\$2,941.97
	231	\$6,865,300,27			

<sup>\*</sup> Excludes costs of collection and early payment discount allowance \*\* Includes costs of collection and early payment discount allowance

File No. 24-593-CP

**Division Probate** 

IN RE: ESTATE OF

TRETHA L.

GALEONE-MIRAMANT

a/k/a TRETHA L. MIRAMANT a/k/a

TRETHA L. GALEONE

Deceased.

The administration of the Estate of

Tretha L. Galeone-Miramant a/k/a

Tretha L. Miramant a/k/a Tretha L.

Galeone, deceased, whose date of death

was January 22, 2024, 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 attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

OF THIS NOTICE ON THEM.

ney are set forth below.

NOTICE TO CREDITORS and other persons having claims or de-IN THE CIRCUIT COURT FOR mands against decedent's estate must CHARLOTTE COUNTY, FLORIDA file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF PROBATE DIVISION THE FIRST PUBLICATION OF THIS

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

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

notice is June 7, 2024.

Personal Representatives: Aurielle Galeone 2777 Parasol Ln. North Port, FL 34286 Anthony Jason Galeone 202 Tamara Dr. A

Georgetown, TX 78628 John B. Mizell Florida Bar No. 0562424 Mizell & Mays Law Firm, P.A.

331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: jmizell@mizell-law.com, tmays@mizell-law.com June 7, 14, 2024 24-00525T The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written ob-

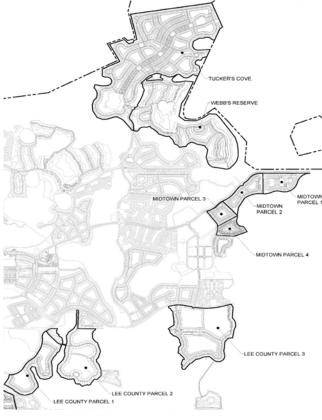
jections with the District within twenty (20) days of the publication of this notice.

Also, June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

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

#### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



### **RESOLUTION 2024-58**

### [MIDTOWN - PARCEL #2]

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

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known

as Midtown - Parcel #2 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as **Exhibit** A and incorporated herein by reference; and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024], attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

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

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

- 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. Assessments shall be levied to defray all or a portion of the cost of the Improve-
- 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- 4. The total estimated cost of the Improvements is \$4,572,000 (the "Estimated
- $\textbf{5.} \ \text{The Assessments will defray approximately $6,865,} \textbf{300.27}, \ \text{which includes the}$ Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
  7. The Assessments shall be levied, within the District, on all lots and lands ad-
- joining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter
- $\boldsymbol{8.}$  There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- 9. Commencing with the year in which the Assessments are levied and confirmed. the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as
- 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

13. This Resolution shall become effective upon its passage

PASSED AND ADOPTED this 29th day of May, 2024, as continued from 23rd day of May, 2024.

ATTEST:

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/s/ Cindy Cerbone

/s/ Bill Moore

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: [Engineer's Report - Phase VII Project Area dated May 2024] Exhibit B: [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]

June 7, 14, 2024

24-00535T

## --- ESTATE ---

#### FIRST INSERTION FIRST INSERTION

NOTICE.

BARRED.

The date of first publication of this

Attorney for Personal Representatives:

The administration of the Estate of Eric Francis Rolston a/k/a Eric F. Rolston, deceased, whose date of death was March 28, 2024, 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 representatives and the personal representatives' attor-

ney are set forth below.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-606-CP

**Division: Probate** 

IN RE: ESTATE OF

ERIC FRANCIS ROLSTON

a/k/a ERIC F. ROLSTON

Deceased.

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

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 7, 2024.

Co-Personal Representatives: Keri Ann Rolston 23365 Hartley Ave. Port Charlotte, Florida 33954 Carol J. Sivon

2680 Northwestern Pike Winchester, Virginia 33954 Attorney for Co-Personal Representatives: Tina M. Mays Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291

E-mail Addresses:

June 7, 14, 2024

tmays@mizell-law.com

ndotres@mizell-law.com

24-00526T

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24000607CP

PROBATE IN RE: THE ESTATE OF MEREDITH CHRISTINE DEMOSS, Deceased.

The administration of the estate of MEREDITH CHRISTINE DEMOSS, deceased, whose date of death was April 11, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

The date of first publication of this notice is June 7, 2024.

#### Personal Representative: VICKIE MOYER SKIDMORE 7984 Sailboat Key Blvd., Apt 301 South Pasadena, FL 33707

Attorney for Personal Representative: FREDEDRICK C. KRAMER Attorney for Personal Representative Florida Bar Number: 230073 KRAMER KELLERHOUSE CHARTERED 950 North Collier Boulevard, Suite 101 Marco Island, Florida 34145 (239) 394-3900

ckellerhouse@marcoislandlaw.com serviceofcourtdocument@ marcoislandlaw.com June 7, 14, 2024

24-00527T

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

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Midtown - Parcel #3 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Midtown - Parcel #3 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Midtown - Parcel #3 lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Midtown Parcel #3 or "MT #3") and in the District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County – Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County – DiVosta Parcel – Phase 2 and Charlotte County – Tuck $ers\ Cove\ Phase\ IC\ \ \ ID),$ dated May 2024, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the Midtown - Parcel \$3 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Midtown - Parcel #3 is \$2,413,000.

The District intends to impose assessments on benefited lands within the Midtown - Parcel #3 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$4,180,359.69 in debt allocated to the Midtown - Parcel #3, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessments Apportionment	Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Midtown Parcel 3	146	\$4.180.359.69	\$28.632.60	\$2,664.28	\$2.834.34

146 \$4,180,359.69

#### FIRST INSERTION

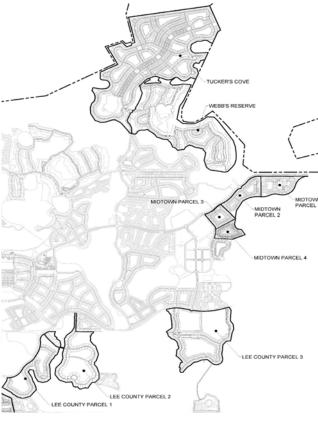
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively,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

Also, June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria 43281 Cypress Parkway, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered. ered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

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

### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



RESOLUTION 2024-60

[MIDTOWN - PARCEL #3]

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

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Midtown - Parcel #3 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as Exhibit A and incorporated herein by reference; and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the ΓMaster Special Assessment Methodology Report for Phase VII dated May 29, 2024], attached hereto as  $\mathbf{Exhibit}\,\mathbf{B}$  and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

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

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

- 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. Assessments shall be levied to defray all or a portion of the cost of the Improve-
- 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- $\hat{\textbf{4}}$ . The total estimated cost of the Improvements is \$2,413,000 (the "Estimated
- $\textbf{5.} \ \textbf{The Assessments will defray approximately $4,\!180,\!359.69, which includes the} \\$ Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter
- 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- 10. The District Manager has caused to be made a preliminary assessment roll. in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as
- 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 29th day of May, 2024, as continued from 23rd day of May, 2024

BABCOCK RANCH COMMUNITY ATTEST:

/s/ Cindy Cerbone /s/ Bill Moore

Chairman/Vice Chairman Secretary/Assistant Secretary

Exhibit A: [Engineer's Report - Phase VII Project Area dated May 2024] Exhibit B: [Master Special Assessment Methodology Report for Phase VII dated May 29, 20247

FIRST INSERTION

24-00536T June 7, 14, 2024

## --- ESTATE --

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 240000430CP

IN RE: ESTATE OF OLGA J. PIEKARSKI Deceased. The administration of the estate of Olga

J. Piekarski, deceased, whose date of death was July 7, 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 attornev are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

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

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

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

The date of first publication of this notice is June 7, 2024.

> Personal Representative: Miroslaw Mark Piekarski 1520 Huntly Drive

Warrington, Pennsylvania 18976 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail:

mturner@straughnturner.comSecondary E-Mail: ahall@straughnturner.com 24-00529T June 7, 14, 2024

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-0493 CP

IN RE: ESTATE OF MARIE FRANCES FITZMAURICE

**Deceased.**The administration of the estate of Marie Frances Fitzmaurice, deceased, whose date of death was December 6, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 7, 2024.

#### Personal Representative: /s/ Laurie McDonough Laurie McDonough

PO Box 494558 Port Charlotte, Florida 33949 Attorney for Personal Representative: /s/ Tamara Vaughn Tamara Vaughn Attorney Florida Bar Number: 903360 2775 NW 49th Avenue Suite 205 PMB 310 Ocala, Florida 34482 Telephone: (941) 815-8551

E-Mail: tamaravaughn@aol.com

24-00528T

June 7, 14, 2024

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PROBATE DIVISION

File No. 24-584-CP

**Division Probate** 

IN RE: ESTATE OF

JOSEPH EDWARD MURRAY III

Deceased.

The administration of the estate of

Joseph Edward Murray III, deceased,

whose date of death was April 10, 2023,

is pending in the Circuit Court for Char-

lotte 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 repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS CHARLOTTE COUNTY, FLORIDA

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

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

The date of first publication of this notice is June 7, 2024.

Personal Representative: Phyllis Morgan Murray 445 W. Blount Avenue, #313

Knoxville, TN 37920 Attorney for Personal Representative: Guy S. Emerich

Attorney Florida Bar Number: 126991 Farr Law Firm, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028  $\hbox{E-Mail: gemerich@farr.com}$ Secondary E-Mail: mlavine@farr.com and probate@farr.com

24-00530T June 7, 14, 2024

<sup>\*</sup> Excludes costs of collection and early payment discount allowance

<sup>\*\*</sup> Includes costs of collection and early payment discount allowance

#### FIRST INSERTION

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

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Midtown - Parcel #4 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Midtown - Parcel #4 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Midtown - Parcel #4 lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Midtown Parcel #4 or "MT #4") and in the District's Engineer's Report for Phase VII – Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County – Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County – DiVosta Parcel – Phase 2 and Charlotte County – Tuckers Cove Phase 1C & 1D), dated May 2024, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the Midtown - Parcel #4 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Midtown - Parcel #4 is \$3,771,000.

The District intends to impose assessments on benefited lands within the Midtown - Parcel #4 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expectation of the statement of the principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. pects to assess and collect sufficient revenues to retire no more than \$5,229,980.09 in debt allocated to the Midtown - Parcel #4, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows

Product Type	Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Midtown Parcel 4 30'		\$5,229,980.09 \$5,229,980.09	\$23,558.47	\$2,192.13	\$2,332.05

<sup>\*</sup> Excludes costs of collection and early payment discount allowance

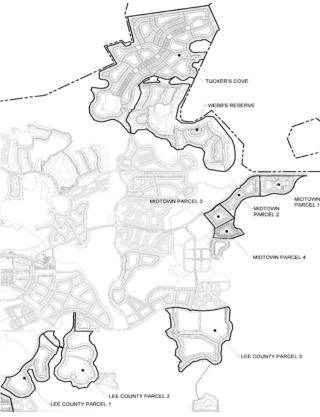
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively,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

Also, June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, **43281 Cypress Parkway, Babcock Ranch, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered. ered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

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

#### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



RESOLUTION 2024-62

[MIDTOWN - PARCEL #4]

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

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Midtown – Parcel #4 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as <code>Exhibit</code> A and incorporated herein by reference; and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024], attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W. Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

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

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

- 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. Assessments shall be levied to defray all or a portion of the cost of the Improve-
- **3.** The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- 4. The total estimated cost of the Improvements is \$3,771,000 (the "Estimated
- 5. The Assessments will defray approximately \$5,229,980.09, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- **6.** The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter
- 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as
- 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 29th day of May, 2024, as continued from 23rd day of May, 2024.

ATTEST:

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/s/ Cindy Cerbone

/s/ Bill Moore

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: [Engineer's Report - Phase VII Project Area dated May 2024] Exhibit B: [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]

24-00537T June 7, 14, 2024

### --- ESTATE --

### FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24000303CP IN RE: ESTATE OF DOROTHY S. PRZEKWAS 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 Dorothy S. Przekwas, deceased, File Number 24000303CP, 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 September 13, 2023; that the total value of the estate is \$32,044,00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Philip Perzek, as Trustee of the Dorothy S. Przekwas Trust dated September 25, 2008 207 W. 8th Street Hinsdale, IL 60521 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the

**Person Giving Notice:** Philip Perzek 207 W. 8th Street Hinsdale, Illinois 60521 Attorney for Person Giving Notice /s/ Heidi M. Brown Heidi M. Brown Attorney Florida Bar Number: 48692 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: heidib@omplaw.com

24-00543T

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. NOTWITH-

STANDING ANY OTHER APPLI-

CABLE TIME PERIOD, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

The date of first publication of this

DEATH IS BARRED.

Notice is June 7, 2024.

Secondary E-Mail:

June 7, 14, 2024

hillaryh@omplaw.com

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDAPROBATE DIVISION
File No.: 24000413CP

**Division: Probate** IN RE: ESTATE OF MARIA YUNGEL Deceased.

The administration of the estate of Maria Yungel, deceased, whose date of death was January 9, 2024, 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

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

The date of first publication of this notice is Friday, June 7, 2024.

Personal Representative: James K. Yungel

4471 Pheasant Drive Salisbury, Maryland 21804 Attorney for Personal Representative: Lori A. Wellbaum Attorney for Personal Representative 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 24-00544T June 7, 14, 2024

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION File No. 2024-CP-000555 IN RE: ESTATE OF JOSEPH L. LONIGRO,

Deceased.

The administration of the estate of JOSEPH L. LONIGRO, deceased, whose date of death was December 9, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: June 7, 2024.

#### NORMA LONIGRO F/K/A NORMA KOCSIS Personal Representative

22392 Lasalle Road Port Charlotte, FL 33952 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

24-00524T

June 7, 14, 2024

<sup>\*\*</sup> Includes costs of collection and early payment discount allowance

CHARLOTTE COUNTY

### FIRST INSERTION

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

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF  ${\bf ASSESSMENT\ ROLL\ PURSUANT\ TO\ SECTION\ 197.3632(4)} (b),$ FLORIDA STATUTES, BY THE

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Webb's Reserve area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Webb's Reserve is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Webb's Reserve lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Webb's Reserve) and in the District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County  $DiVosta\,Parcel-Phase\,2$  and  $Charlotte\,County-Tuckers\,Cove\,Phase\,1C \ {\ \, \ } \ 1D),$  dated May 2024, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

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

The District intends to impose assessments on benefited lands within the Webb's Reserve in the manner set forth in the District's  ${\it Master Special Assessment Method}$ ology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, and prepared by Wrathell, Hunt and Associates, LLC ("Assess ment Report"), which is on file and available during normal business hours at the District Manager's Office.

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$31,206,635.17 in debt allocated to the Webb's Reserve, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

		Total Bond Assessments	Bond Assessments Apportionment	Annual Bond Assessments Debt Service per	Annual Bond Assessments Debt Service per
Product Type	Number of Units	Apportionment	per Unit	Unit*	Unit**
Webb's Reserve					
52'	264	\$9,951,097.25	\$37,693.55	\$3,507.41	\$3,731.2
70'	142	\$6,947,936.13	\$48,929.13	\$4,552.88	\$4,843.45
30-Unit	420	\$6,545,629.97	\$15,584.83	\$1,450.18	\$1,542.74
16-Unit	240	\$4,436,240.91	\$18,484.34	\$1,719.98	\$1,829.70
12-Unit	24	\$443,624.09	\$18,484.34	\$1,719.98	\$1,829.76
Coach	112	\$2,882,106.84	\$25,733.10	\$2,394.48	\$2,547.33
	1,202	\$31,206,635.17			

<sup>\*</sup> Excludes costs of collection and early payment discount allowance \*\* Includes costs of collection and early payment discount allowance

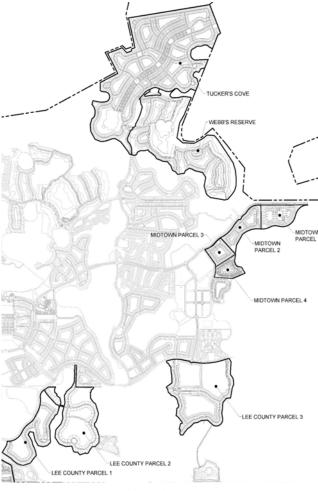
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively,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

Also, June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

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

#### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



RESOLUTION 2024-64

### [WEBB'S RESERVE]

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

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Commu-

nity Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Webb's Reserve (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as Exhibit A and incorporated herein by reference; and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024], attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

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

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

- 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. Assessments shall be levied to defray all or a portion of the cost of the Improve-
- ments.  ${\bf 3.}$  The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public
- inspection at the same locations. 4. The total estimated cost of the Improvements is \$24,096,000 (the "Estimated Cost")
- $\textbf{5.} \ \ \textbf{The Assessments will defray approximately $31,\!206,\!635.17, which includes}$ the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- 6. The manner in which the Assessments shall be apportioned and paid is set
- forth in Exhibit B, including provisions for supplemental assessment resolutions.
  7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter
- $\boldsymbol{8.}$  There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- 9. Commencing with the year in which the Assessments are levied and confirmed. the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- ${\bf 11.}$  The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as
- 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
  - 13. This Resolution shall become effective upon its passage

PASSED AND ADOPTED this 29th day of May, 2024, as continued from 23rd day of May, 2024.

ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

/s/ Cindy Cerbone /s/ Bill Moore

Secretary/Assistant Secretary Chairman/Vice Chairman

Exhibit A: [Engineer's Report - Phase VII Project Area dated May 2024]
Exhibit B: [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]

June 7, 14, 2024 24-00538T

### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 24-40-CC

OWNER'S ASSOCIATION, INC., a Florida corporation, Plaintiff v MICHAEL GRANT and DOREEN

SECTION 23 PROPERTY

GRANT, Defendants

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages dated June 3, 2024 in Case No. 24-40 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and MICHAEL GRANT and DOREEN GRANT are the defendants.

THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www. charlotte.realforeclose.com on July 18, 2024 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages.

 $Lot\,13,\,Block\,712,\,PUNTA\,GORDA$ ISLES, Section 23, according to the plat thereof as recorded in Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte County, Florida. If you are a person with a disability

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

Dated 06/04/2024. ROGER D. EATON

CLERK OF THE COURT (SEAL) By B. Lackey Deputy Clerk

David K. Oaks, Esq. P. O. Box 671 Saluda, NC 28773 doaksesq@comcast.net June 7, 14, 2024 24-00552T

### FIRST INSERTION

#### NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR

CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 24-13-CC SECTION 23 PROPERTY

OWNER'S ASSOCIATION, INC., a

Florida corporation, Plaintiff, v. MAGGIE LY, Defendant.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages dated June 3, 2024 in Case No. 24-13 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and MAGGIE LY is the defendant.

THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www. charlotte.realforeclose.com on July 18, 2024 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages. Lot 7, Block 643, PUNTA GORDA

ISLES, Section 23, according to the plat thereof as recorded in Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte County, Florida.

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 von. 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 06/04/2024.

ROGER D. EATON CLERK OF THE COURT (SEAL) By B. Lackey Deputy Clerk

David K. Oaks, Esq. P. O. Box 671 Saluda, NC 28773 doaksesq@comcast.net June 7, 14, 2024 24-00553T

### FIRST INSERTION

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

CIVIL ACTION Case No. 24-61-CC SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation,

Plaintiff, v.
JOSE S. AGGACID and ANELITA K. AGGACID, Defendants.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and Damages dated June 3, 2024 in Case No. 24-61 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida in which SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and JOSE S. AGGAC-ID and ANELITA K. AGGACID are the defendants.

THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www. charlotte.realforeclose.com on July 18, 2024 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages.

Lot 1, Block 723, PUNTA GORDA ISLES, Section 23, according to the plat thereof as recorded in Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte County, Florida.

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

Dated 06/04/2024.

ROGER D. EATON CLERK OF THE COURT (SEAL) By B. Lackey Deputy Clerk

David K. Oaks, Esq. P. O. Box 671 Saluda, NC 28773 doaksesq@comcast.net

24-00554T June 7, 14, 2024

CHARLOTTE COUNTY

#### FIRST INSERTION

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

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF  $ASSESSMENT\ ROLL\ PURSUANT\ TO\ SECTION\ 197.3632(4)(b),$ FLORIDA STATUTES, BY THE

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Lee County - Parcel #1 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Lee County - Parcel #1 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Lee County - Parcel  $\sharp 1$  lands to be improved are located south of the Charlotte/Lee County line and east of State Road 31 in Lee County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Lee County Parcel #1) and in the District's Engineer's Report for Phase VII – Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County – Lee County Parcel 3; Charlotte County – Webb's Reserve; Lee County – Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County – DiVosta Parcel – Phase 2 and Charlotte County – Tuckers Cove Phase IC & ID), dated May 2024, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Radous ton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the Lee County - Parcel #1 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Lee County -Parcel #1 is \$6,628,000.

The District intends to impose assessments on benefited lands within the Lee County - Parcel #1 in the manner set forth in the District's  $Master\ Special\ Assessment$ Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District experience of the control of the parcel of pects to assess and collect sufficient revenues to retire no more than \$9,872,810.64 in debt allocated to the Lee County - Parcel #1, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual  $\,$ schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Lee County Parcel 1					
50'	119	\$4,313,011.99	\$36,243.80	\$3,372.51	\$3,375.51
60'	130	\$5,559,798.65	\$42,767.68	\$3,979.56	\$3,982.56
	249	\$9,872,810.64			

<sup>\*</sup> Excludes costs of collection and early payment discount allowance Includes costs of collection and early payment discount allowance

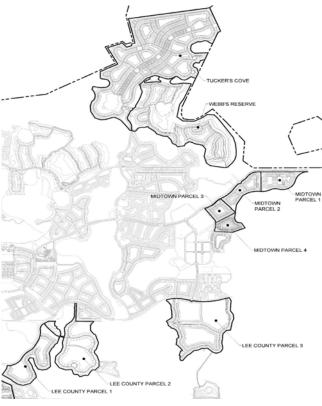
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively,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

Also, June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

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

#### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



RESOLUTION 2024-50

### [LEE COUNTY - PARCEL #1]

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

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Commu nity Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Lee County - Parcel #1 (the "Improvements") and described in the District's [En-

gineer's Report - Phase VII Project Area dated May 2024], attached hereto as Ex**hibit A** and incorporated herein by reference; and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024], attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

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

### NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDANCE OF THE PROPERTY OF THE PROP DENT SPECIAL DISTRICT:

- 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. Assessments shall be levied to defray all or a portion of the cost of the Improve-
- 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- 4. The total estimated cost of the Improvements is \$6,628,000 (the "Estimated Cost").
- 5. The Assessments will defray approximately \$9,872,810.64, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
  7. The Assessments shall be levied, within the District, on all lots and lands ad-
- joining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

13. This Resolution shall become effective upon its passage

PASSED AND ADOPTED this 29th day of May, 2024, as continued from 23rd day of May, 2024.

BABCOCK RANCH COMMUNITY ATTEST:

/s/ Cindy Cerbone

INDEPENDENT SPECIAL DISTRICT /s/ Bill Moore

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: [Engineer's Report - Phase VII Project Area dated May 2024] Exhibit B: [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]

June 7, 14, 2024

24-00539T

### --- ACTIONS / SALES ---

### FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24000530CA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JAMIE N. BARNES A/K/A JAMIE N. STRATICO, et al.

Defendant(s).
TO: JAMIE N. BARNES A/K/A JAMIE N. STRATICO, UNKNOWN SPOUSE OF JAMIE N. BARNES A/K/A JAMIE N. STRATICO,

Whose Residence Is: 23221 ELMIRA BLVD, PUNTA GORDA, FL 33980 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 29, BLOCK 552, PUNTA GORDA ISLES SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 2A-2Z42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7/9/2024/ (30 days from Date of First Publica tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition

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

WITNESS my hand and the seal of this Court at County, Florida, this 3rd day of June, 2024.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-173487 June 7, 14, 2024 24-00550T

#### NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CHARLOTTE COUNTY, FLORIDA CIVIL ACTION Case No. 24-21-CC SECTION 23 PROPERTY

OWNER'S ASSOCIATION, INC., a Florida corporation, Plaintiff, v. EXETER 19399 WY, LLC, Defendant.

NOTICE is given that pursuant to the Final Judgment of Foreclosure and

Damages dated May 30, 2024 in Case No. 24-21 CC in the County Court of the Twentieth Judicial Circuit in and for Charlotte County. Florida in which 23 PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation is plaintiff and EXETER 19399 WY, LLC is the defendant.

THE CLERK OF THE CIRCUIT COURT WILL SELL to the highest and best bidder for cash at www. charlotte.realforeclose.com on July 12, 2024 at 11:00 a.m. the following described property set forth in the Final Judgment of Foreclosure and Damages. Lot 1, Block 648, PUNTA GORDA

ISLES, Section 23, according to the plat thereof as recorded in Plat Book 12, Pages 2A thru 2-Z-41 of the public records of Charlotte

County, Florida. 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

RICCIARDI, JR., ESQUIRE of YOUR

ADVOCATES, P.A., Plaintiff's attorney,

who address is 2050 McGregor Blvd.,

Fort Myers, FL 33901, on or before July

5, 2024, and file the original with the

clerk of this court at Charlotte County

Justice Center, 350 E Marion Avenue,

Punta Gorda, Florida 33950, either

before service on Plaintiff's attorney or

immediately thereafter.

scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; ou are hearing or voice impaired, call 711.

Dated 05/30/2024. ROGER D. EATON

CLERK OF THE COURT (SEAL) By Deni Gerace Deputy Clerk David K. Oaks, Esq.

P. O. Box 671 Saluda, NC 28773 doaksesq@comcast.netJune 7, 14, 2024

24-00532T

### FIRST INSERTION

FIRST INSERTION

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-001212-CA

GREGORIA MEIER, Plaintiff, vs. ESTATE OF GLADYCE AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYS M. WIGGLESWORTH; UNKNOWN HEIRS OF THE ESTATE OF AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYCE M. WIGGLESWORTH,

Defendant. TO: ESTATE OF GLADYCE AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYS M. WIGGLESWORTH; UNKNOWN HEIRS OF THE ES-TATE OF AMANDA KIPP MEIER WIGGLESWORTH a/k/a GLADYCE M. WIGGLESWORTH (Address Unknown) COMES NOW, the Plaintiff, GRE-

GORIA MEIER, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Charlotte, on May 20, 2024. Case No: 2024-001212-CA.

1. Legal Description: Lot 4, Block 4852, PORT CHAR-LOTTE GOLF COURSE SEC-TION, according to the Plat thereof, recorded in plat Book 7, Pages 33A thru 33G, of the Public Records of Charlotte County, Florida.

Parcel ID: 402214403004 More Particularly Known As: 2308 Conway Blvd., Port Charlotte, Florida 33952 You are required to serve an Answer

to this action upon: RICHARD M.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose

telephone number is (941) 637-2110. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED THIS 30th DAY OF May, 2024.

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

/s/ Richard M. Ricciardi, Jr., Esq. Richard M. Ricciardi, Jr., Esquire Florida Bar No. 90567 Your Advocates Attorney for Plaintiff 2050 McGregor Blvd. Fort Myers, FL 33901 (239) 689-1096 (Telephone) (239) 791-8132 (Facsimile) rricciardi(@vour-advocates.org 24-00533T June 7, 14, 21, 28, 2024

CHARLOTTE COUNTY

### FIRST INSERTION

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

COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982,to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Lee County - Parcel #2 area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assess ments. The Lee County - Parcel #2 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties. Florida. The Lee County - Parcel #2 lands to be improved are located south of the Charlotte/Lee County line and east of State Road 31 in Lee County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Lee County Parcel #2) and in the District's *Engineer's Re*port for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County – Lee County Parcel 3; Charlotte County – Webb's Reserve; Lee County – Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tuckers Cove Phase  $IC \ \ \ \ ID),$  dated May 2024, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the Lee County - Parcel #2 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Lee County -Parcel #2 is \$7,780,000.

The District intends to impose assessments on benefited lands within the Lee County - Parcel #2 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$10.809.712.83 in debt allocated to the Lee County - Parcel #2, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual  $\,$ schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Lee County Parcel 2					
120'	83	\$6,708,364.62	\$80,823.67	\$7,520.69	\$7,523.69
150'	41	\$4,101,348.21	\$100,032.88	\$9,308.12	\$9,311.12
	124	\$10,809,712.83			

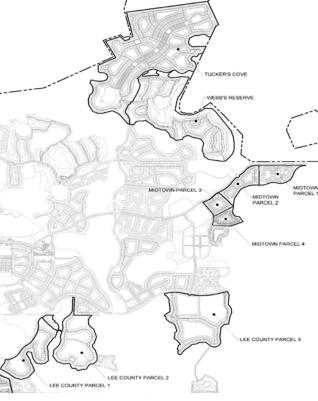
 Excludes costs of collection and early payment discount allowance \* Includes costs of collection and early payment discount allowance The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance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

Also, June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria. 43281 Cypress Parkway, Babcock Ranch, Florida 33982, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

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

#### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



### RESOLUTION 2024-52

### [LEE COUNTY - PARCEL #2]

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

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the property known as Lee County – Parcel #2 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as Exhibit A and incorporated herein by reference; and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024], attached hereto as  $\mathbf{Exhibit}\,\mathbf{B}$  and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

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

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

- 1. Recitals stated above are true and correct and by this reference are incorpo-
- rated into and form a material part of this Resolution.

  2. Assessments shall be levied to defray all or a portion of the cost of the Improve-
- 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office and District Local Records Office. Exhibit B is also on file and available for public inspection at the same locations.
- 4. The total estimated cost of the Improvements is \$7,780,000 (the "Estimated Cost").
- 5. The Assessments will defray approximately \$10,809,712.83, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency
- 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter
- 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to Chapter 197, Florida Statutes and Chapter 2007-306, Laws of Florida, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as
- 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 29th day of May, 2024, as continued from 23rd day of May, 2024.

BABCOCK RANCH COMMUNITY ATTEST: INDEPENDENT SPECIAL DISTRICT

/s/ Bill Moore /s/ Cindy Cerbone

Chairman/Vice Chairman Secretary/Assistant Secretary Exhibit A: [Engineer's Report - Phase VII Project Area dated May 2024]

Exhibit B: [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024] June 7, 14, 2024 24-00540T

### SUBSEQUENT INSERTIONS

### --- PUBLIC SALES ---

### SECOND INSERTION NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www. StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at

#### Metro Self Storage 1231 Kings Highway Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on June 18th, 2024 at 10AM

Occupant Name	Unit	Description of Pro	perty
Tommy Lee Bingham, Tommy Bingham	06020	Household Items	
Calvin Michael Surguy Jr,	06020	riousenoid Items	
Calvin Surguy	05029	Household Items	
Earnest Lee Palmer,			
Earnest Palmer	10088	Household items	
May 31; June 7, 2024			24-00503T

### THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 2024-CA-0960

PWC HOMES SOLUTIONS LLC, Plaintiff, v. FENG LI, and NEW VISTA PROPERTIES, INC., a FLORIDA CORPORATION,

Defendants.
To FENG LI, and NEW VISTA PROPERTIES, INC., a FLORIDA CORPORATION:

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

PCH 095 5058 0012 PORT CHARLOTTE SEC95 BLK5058 LT 12 More commonly known as: 7051 Landrum Circle, Port Charlotte, FL 33981

has been filed by Plaintiff, PWC HOMES SOLUTIONS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 6/25/2024

and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

--- ACTIONS ---

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

Witness my hand and the seal of this court on this 20th day of May, 2024. Clerk of the Circuit Court By: (SEAL) B. Lackey Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 May 24, 31; June 7, 14, 2024

### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 24001135CA

Truist Bank

Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John A. Ward a/k/a John Ashley Ward, Deceased; et al.

Defendants.
TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming

interest by, through, under or against the Estate of John A. Ward a/k/a John Ashley Ward, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following property in Charlotte County,

Lot 21, Block 4451, Port Charlotte Subdivision, Section 82, according to the plat thereof as recorded in Plat Book 6, Page(s) 52A through 52 M, inclusive, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plain-

tiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale. FL 33309, within thirty (30) days of the first date of publication on or before July 3, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on May 28, 2024

Roger Eaton As Clerk of the Court (SEAL) By B. Lackey As Deputy Clerk

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309 File # 24-F00711 May 31; June 7, 2024 24-00518T

### PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386** and select to name from

or email legal@businessobserverfl.com



#### --- ESTATE ---

SECOND INSERTION

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

File No. 24-421 CP IN RE: ESTATE OF James Cornelius, Deceased.

The administration of the estate of James Cornelius, deceased, whose date of death was January 7, 2024 is pending in the Circuit Court of CHARLOTTE County Florida Probate Division the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 31, 2024.

#### Personal Representative: Kristine Ziacoma,

22326 Jules Avenue Port Charlotte, FL 33980 Attorney for Personal Representative: Sarah M. Howell, Esq., FL Bar No. 084738, 22226 Westchester Blvd, Port Charlotte, FL 33952; tel 941-445-6017, fax 941625-2504. May 31; June 7, 2024 24-00507T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24000573CP

**Division Probate** 

IN RE: ESTATE OF

RICHARD M. LEVEN

A/K/A RICHARD LEVEN

Deceased.

The administration of the estate of

 $\begin{array}{lll} \mbox{Richard} & \mbox{M. Leven} & \mbox{a/k/a} & \mbox{Richard} \\ \mbox{Leven, deceased, whose date of death} \end{array}$ 

was March 23, 2024, 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 represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Todd C. Leven

6612 Jackson Court

Highlands Ranch, Colorado 80130

Attorney for Personal Representative:

Attorney for Personal Representative

Florida Bar Number: 071110

WELLBAUM LAW, PA

686 N. Indiana Avenue

Englewood, FL 34223

Telephone: (941) 474-3241

DATE OF DEATH IS BARRED.

notice is Friday, May 31, 2024.

Lori A. Wellbaum

BARRED

OF THIS NOTICE ON THEM.

attorney are set forth below.

#### SECOND INSERTION

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

File No. 24-000382-CP IN RE: ESTATE OF DANIEL P WALLY, deceased

The administration of the estate of DANIEL P WALLY, deceased, whose date of death was March 8, 2024, is pending before the Circuit Court for Charlotte County, Florida, Probate Department, located at 350 E. Marion Avenue, Punta Gorda, Florida 33950. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Personal Representative:

Laurie A. Wally 324 Pine Hollow Circle

Englewood, Florida 34223

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-451-CP

**Division Probate** 

IN RE: ESTATE OF

MICHAEL JAMES KLUM

Deceased.

The administration of the estate of

Michael James Klum, deceased, whose

date of death was March 31, 2024, is

pending in the Circuit Court for Char-

lotte 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 repre-

sentative's attorney are set forth below.
All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative: Jimmy A. Klum

24245 Mapp Lane Punta Gorda, Florida 33955

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is May 31, 2024.

Jeffrey R. Kuhns, Florida Bar No. 96026

Florida Bar No. 1028360

KUHNS LAW FIRM, PLLC

425 Cross Street, Ste. #312

Punta Gorda, Florida 33950

Telephone: (941) 205-8000

forrest@kuhnslawfirm.com

E-Mail: jeff@kuhnslawfirm.com

24-00510T

Fax: (941) 205-8001

Secondary E-Mail:

May 31; June 7, 2024

Forrest G. Miller,

OF THIS NOTICE ON THEM.

NOTICE

BARRED.

24-00520T

this Notice is May 31, 2024.

Attorney for the Personal Representative:

Anne E. Moore PLLC 3579 S. Access Rd., Ste. A

anne@attorneyanne.com

staff@attorneyanne.com

May 31; June 7, 2024

Englewood, FL 34224

Tel: (941) 662-5750 Fax: (941) 237-5200

Primary Email:

Secondary Email:

Anne E. Moore, FL Bar #110621

The date of the first publication of

The date of first publication of this

Personal Representative Dawn L. Drellos-Thompson William F. Conlon Florida Bar No. 22503 9990 Coconut Road, Suite 210 Bonita Springs, FL 34135 Phone: 239-390-1295 Email: dawn@compass.legal May 25, 2024

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-487 Division - Probate IN RE: ESTATE OF JOHN B. CONLON

Deceased. The administration of the estate of John B. Conlon, deceased, whose date of death was April 15, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the Personal Representative and the Personal Repre-

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

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

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

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

notice is May 31, 2024. William F. Conlon,

1418 N. Lake Shore Drive, Unit 16 Chicago, Illinois 60610 Attorney for Personal Representative May 31; June 7, 2024 24-00515T

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

CHARLOTTE COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-542-CP

**Division Probate** 

IN RE: ESTATE OF

GARRY J. GRANA A/K/A GARRY JOSEPH GRANA

Deceased.

The administration of the estate of GARRY J. GRANA a/k/a GARRY JO-

SEPH GRANA, deceased, whose date of

death was November 30, 2023, is pend-

ing in the Circuit Court for Charlotte

County, Florida, Probate Division, the

address of which is 350 E. Marion Av-

enue, Punta Gorda, Florida 33950. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

CHERYL GRANA

1004 Westage at the Harbor

Rochester, New York 14617

Attorney for Personal Representative: MICHAEL M. WILSON

E-Mail: mike@owpa.com Secondary E-Mail: kathy@owpa.com

Florida Bar Number: 076244

17801 Murdock Circle, Suite A

Olmsted & Wilson, P.A.

Port Charlotte, FL 33948

Fax: (941) 624-5151

May 31; June 7, 2024

Telephone: (941) 624-2700

DATE OF DEATH IS BARRED.

notice is May 31, 2024.

NOTWITHSTANDING THE TIME

BARRED

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION UCN: 082024CP000380CP

IN RE: The Estate of

ROBERT L. CLAWSON, SR.,

Deceased. The administration of the estate of Robert L. Clawson, Sr., deceased, whose date of death was September 25, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE

#### BARRED. The date of first publication of this notice is May 31, 2024. Personal Representative Cynthia D. Garrett

DECEDENT'S DATE OF DEATH IS

2578 E. State Road 252 Franklin, IN 46131 Dated: May 14, 2024 Attorney for Personal Representative Keith A. Ringelspaugh, Esq. Keith A. Ringelspaugh, P.A. 3347 49th Street North St. Petersburg, Fl 33710 (727) 525-1958 / Fax (727) 525-1958 FBN 0175680 Attorney for Personal Representative Dated: May 14, 2024 May 31; June 7, 2024 24-00519T

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-000572-CP **Division: Probate** IN RE: ESTATE OF CHARLES J. SEILER a/k/a

#### CHARLES JOSEPH SEILER Deceased.

The administration of the estate of Charles J. Seiler a/k/a Charles Joseph Seiler, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue. Punta Gorda, Florida 33950. The name and address of the personal representative and the personal representative's

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 2 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this

#### notice is May 31, 2024. Personal Representative: Lisa Carol Richardson

29465 Pontico Street Punta Gorda, Florida 33982 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com May 31; June 7, 2024 24-00522T

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 24-0003338CP IN RE: ESTATE OF STEVEN THOMAS FOX.

**Deceased.**The administration of the estate of STEVEN THOMAS FOX deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is: Charlotte County Justice Center 350 E. Marion Avenue, Punta Gorda, FL 33950

The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is May 31, 2024.

Personal Representative:

### Jean Phillips 8360 Maitland Street

Port Charlotte, Florida 33981 Attorney for Personal Representative: Mary E. Trask E-mail Addresses: metesq@yahoo.com, trasklaw@gmail.com Florida Bar No. 10927 Trask Law 16500 Burnt Store Road Suite A-104 Punta Gorda, Florida 33955 Telephone: 941-916-4082 May 31; June 7, 2024 24-00521T

### SECOND INSERTION

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

File No. 24000470CP IN RE: ESTATE OF ROBIN ANN BLECHMAN

### Deceased. The administration of the estate of Robin Ann Blechman, deceased, whose date

of death was April 4, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 05/31/2024.

#### Personal Representative: Santino Fedullo 11 Greenway Circle

Syosset, New York 11791 Attorney for Personal Representative: Andrew Ponnock Attorney Florida Bar Number: 195420

10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com May 31; June 7, 2024 24-00505T

#### SECOND INSERTION

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

File No. 23-000349-CP Division Probate IN RE: ESTATE OF WILLIAM G. PICKHARDT A/K/A WILLIAM GEORGE PICKHARDT, JR. 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 William G. Pickhardt a/k/a William George Pickhardt, Jr., deceased, File Number 23-000349-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 February 4, 2023; that the total value of the estate is \$[exempt] and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Robinlee Anne Pickhardt Bachmann a/k/a Robin L. Zuccarello and Denice Vitale as Co-Trustees of The William G. Pickhardt Living Trust

3395 Duncan Road Punta Gorda, FL 33982 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 31, 2024.

**Person Giving Notice:** Robin A. Bachmann 1012 Elmsford Dr. Troy, Michigan 48083

Attorney for Person Giving Notice: Jeffrey Ř. 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 24-00509T May 31; June 7, 2024

# **OFFICIAL** COURTHOUSE **WEBSITES**

### MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

### CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

## **COLLIER COUNTY**

collierclerk.com

### HILLSBOROUGH COUNTY

hillsclerk.com

## **PASCO COUNTY**

pascoclerk.com

### PINELLAS COUNTY mypinellasclerk.gov

**POLK COUNTY** 

### polkcountyclerk.net

### **ORANGE COUNTY**

myorangeclerk.com

#### Fax: (941) 475-2927 $\hbox{E-Mail: lori@wellbaumlaw.com}$ Secondary E-Mail: karen@wellbaumlaw.com 24-00506T May 31; June 7, 2024

# --- ACTIONS / SALES ---

**CHARLOTTE COUNTY** 

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

**PURSUANT TO CHAPTER 45** 

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL

CIRCUIT IN AND FOR CHARLOTTE

COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 23004731CA

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

DALE M. TINLINE A/K/A DALE

TINLINE AND DIANNE M.

TINLINE A/K/A DIANNE

Plaintiff, vs.

TINLINE, et al.

FOR RCF2 ACQUISITION TRUST,

Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated March 14, 2024, and entered in

23004731CA of the Circuit Court of the

TWENTIETH Judicial Circuit in and

for Charlotte County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO-

CIATION, NOT IN ITS INDIVIDUAL

CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF2 ACQUISITION

TRUST is the Plaintiff and DALE M.

TINLINE A/K/A DALE TINLINE;

DIANNE M. TINLINE A/K/A DI-

ANNE TINLINE are the Defendant(s).

ROGER D. EATON as the Clerk of the

Circuit Court will sell to the highest and

best bidder for cash at www.charlotte.

realforeclose.com, at 11:00 AM, on

June 24, 2024, the following described

#### SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CC-62

SECTION 20 PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.
JAMIE N. BARNES and UNKNOWN SPOUSE OF JAMIE N.

DEFENDANTS.

TO:

Jamie N. Barnes 26166 Paysandu Drive Punta Gorda, FL 33983 Unknown Spouse of Jamie N. Barnes 26166 Paysandu Drive Punta Gorda, FL 33983

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Lot 29, Block 552, Punta Gorda Isles Section 20, according to the plat thereof, as recorded in Plat Book 11, Pages 2A-2Z42, of the Public Records of Charlotte County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: CAROLYN C. MEADOWS,

ESQ. (JB) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. Six Mile Corporate Park 12140 Carissa Commerce Court, Suite 200 Fort Myers, FL 33966

NOTICE OF FORFEITURE

PROCEEDING

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL

CIRCUIT IN AND FOR

CHARLOTTE COUNTY, FLORIDA CIVIL ACTION

Case Number: 24000029CA

196 Electronic Gaming Machines,

Northwest Registered Agent, LLC,

Registered Agents, Inc., Fortunes

Champagne, Salim Qadir, Niclas

LLC, d/b/a Cornerstone Arcade,

TO: Susan Champagne

7901 4th St. N., Ste. 300

St. Petersburg, FL 33702

1446 Sanderling Drive

Englewood, FL 34224

Port Charlotte, FL 33948

17940 Toledo Blade Blvd., Unit B

AND ALL OTHERS WHOSE NAMES

ARE PRESENTLY UNKNOWN but may claim an interest in the 196

Electronic Gaming Machines, and

\$144,188.00 U.S. Currency. Notice is

hereby given that WILLIAM PRUM-

MELL, Sheriff of Charlotte County,

Florida, has filed a forfeiture proceed-

ing in the Twentieth Judicial Circuit of

the State of Florida in and for Charlotte

County, Florida, requesting that the said personal property and \$144,188.00

U.S. Currency, described above, be

forfeited to the Petitioner, WILLIAM PRUMMELL, Sheriff of Charlotte

County, Florida, for the use and benefit

NOTICE OF ACTION

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 24-CC-0283

ROTONDA MEADOWS/VILLAS

INC., a Florida not-for-profit

CARLOTA POSADA,

**Defendant.** TO: CARLOTA POSADA

LOTTE County, Florida:

corporation

Plaintiff, v.

33946

33946

CONSERVATION ASSOCIATION,

14754 SW 178th Ter, Miami, FL 33187

to foreclose a Claim of Lien on the fol-

lowing described property in CHAR-

Lot(s) 13, Block 69, in ROTON-

DA MEADOWS, a subdivision

according to the plat thereof, as

recorded in Plat Book 10, Pages

15A through 15Z18, of the Pub-

lic Records of Charlotte County,

Florida. Property Address: 14 Bluebonnet Dr., Placida, FL

Which has the address of: 14

Bluebonnet Dr., Placida, FL

has been filed against you, and you are

YOU ARE NOTIFIED that an action

Niclas Kirchberger

2206 Parklake Point

Venice, FL 34293

Richard Winley

Salim Qadir

Kirchberger, Moonstone Holdings,

Richard Winley, and Lindy Lu's, Inc.

Arcade, Tiffany Square Bingo, Susan

and \$144,188.00 U.S. Currency

Claimant: Mazhar Hemani,

MSM Group Properties, Inc.,

In Re: The Forfeiture of:

Fax: (239) 433-5933 Primary email: cofoservicemail@beckerlawyers.com on or before 30 days from the first date of publication and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for

the relief demanded in the Complaint.

Phone: (239) 433-7707

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

WITNESS my hand and the seal of said Court May 24, 2024.

ROGER D. EATON. as Clerk of said Court. as Clerk of said Court (SEAL) By: D. Gerace As Deputy Clerk

24-00512T

CAROLYN C. MEADOWS, ESQ. (JB) BECKER & POLIAKOFF, P.A. Six Mile Corporate Park 12140 Carissa Commerce Court, Suite 200 Fort Myers, FL 33966 Phone: (239) 433-7707

of the Charlotte County Sheriffs Office.

WILLIAM PRUMMELL, Sheriff of

Charlotte County, Florida, obtained an

ORDER DETERMINING PROBABLE

CAUSE AND REQUIRING CLAIM-ANTS DESIRING TO CONTEST

FORFEITURE TO FILE AND SERVE

RESPONSIVE PLEADINGS AND AF-

FIRMATIVE DEFENSES from the

Court determining that probable cause

existed for seizure of the subject per-

sonal property and \$144,188.00 U.S.

Currency, in violation of Section 932.

702 and 849.36, Florida Statutes, said

property is a "contraband article" as

defined by Section 932.701, Florida

Statutes, and "gambling parapher-nalia" as defined by 849.35, Florida Statutes, in that the subject personal

property and \$144,188.00 U.S. Cur-

rency are subject to forfeiture to the

Charlotte County Sheriffs Office under

Chapter 932 Florida Statutes. Peti-

tioner will further seek a Final Order

of Forfeiture forfeiting the subject

personal property, and \$144,188.00

U.S. Currency to the Charlotte County

The property was seized by Officers

of the Charlotte County Sheriffs Office

on or about December 20, 2023, at or

near 1720 S. McCall Road, Englewood,

Charlotte County, Florida, and is being held by the Charlotte County Sheriffs

Dated this 24th day of May, 2024.

FARR LAW FIRM, P.A.

Florida Bar No. 0011448

Attorney for Petitioner

Punta Gorda, FL 33950

May 31; June 7, 2024

99 Nesbit Street

WILL W. SUNTER, ESQUIRE

By: /s/ Will W. Sunter

Sheriffs Office.

On March 12, 2024, Petitioner,

Fax: (239) 433-5933 Primary email: cofoservicemail@beckerlawyers.com  $25029108 v.1\ B23632/420316$ 

May 31; June 7, 2024

SECOND INSERTION

property as set forth in said Final Judgment, to wit: LOT 21, BLOCK 552, PORT CHARLOTTE SUBDIVISION, SECTION 13, ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, INCLUSIVE, IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 3105 KINGS-TON ST, PORT CHARLOTTE, FL 33952

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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 05/29/2024. ROGER D. EATON As Clerk of the Court By: (SEAL) B. Lackey As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909

23-146696 - MaM May 31; June 7, 2024 24-00523T

### THIRD INSERTION

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

CASE NO: 23-CA-252 EJITO ALTIDOR, LLC, Plaintiff, v. JEANNETTE LUNDI, DEMITRIUS KRAMVOUSANOS, THE ESTATE OF PENNY KRAMVOUSANOS and CHARLOTTE COUNTY TAX COLLECTOR,

**Defendants.**TO: THE ESTATE OF PENNY KRAM-VOUSANOS

75 Compton Road Cincinnati, Ohio 45231 JEANETTE LUNDI 345 N.E. 87th Street

Miami, Florida 33138 COMES NOW, the Plaintiff, EJITO ALTIDOR, LLC, by and through the undersigned attorney, and hereby gives notice that a Quiet Title action on the following properties listed below has been instituted in the above action and is now pending in the Twentieth Judicial Circuit Court of the State of Florida, County of Charlotte, on February 14,

2023; Case No: 2023-CA-252. Lot 7, Block 158, TROPICAL GULF ACRES, Unit No. 9, according to the Plat thereof recorded in Plat Book 4, Page 63A - 63F, of the Public Records of Charlotte County, Florida. Parcel: 0104877-000000-0

Siesta Drive, Punta Gorda, Florida 33955 You are required to serve an Answer to this action upon: ADAM J. STE-VENS, ESQUIRE, of STEVENS LE-

GAL GROUP, Plaintiff's attorney, who

address is 4706 Chiquita Boulevard S.

PMB 308, Cape Coral, Florida 33914,

SECOND INSERTION

More commonly known as 12653

on or before June 24, 2024, and file the original with the Clerk of this Honorable Court at Charlotte County Clerk of Court, 350 East Marion Avenue, Punta Gorda, Florida 33951, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

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

Dated this 17th day of May, 2024. Roger D. Eaton Clerk of the Circuit Court

By: B. Lackey (SEAL) Deputy Clerk Signed on May 15, 2024. Adam J. Stevens Adam J. Stevens, Esq. Florida Bar No. 31898 Stevens Legal Group 4706 Chiquita Boulevard S. PMB 308 Cape Coral, Florida 33914 Telephone: (239) 374-4353 Facsimile: (239) 374-4356 astevens@stevenslegalgroup.com nobolden@stevenslegalgroup.com fbenoit@stevenslegalgroup.com

May 24, 31; June 7, 14, 2024

#### (941) 639-1158 NOTICE OF FORECLOSURE SALE wsunter@farr.com // alambert@farr.com

24-00511T

### **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 23001302CA CELINK, Plaintiff, vs.

MARY A. JOHNSTON A/K/A MARY ANN JOHNSTON, ROBERT G. JOHNSTON, JR., AMY L. JOHNSTON, AND ELIZABETH M. WAGNER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated December 12, 2023, and entered in 23001302CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein CELINK is the Plaintiff and MARY A. JOHNSTON A/K/A MARY ANN JOHNSTON; ROB-ERT G. JOHNSTON, JR.; AMY L. JOHNSTON; UNKNOWN SPOUSE OF AMY L. JOHNSTON N/K/A DE-SIREE JOHNSTON; ELIZABETH M. WAGER: UNKNOWN SPOUSE OF ELIZABETH M. WAGER N/K/A JA-SON WAGER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com, at 11:00 AM, on June 17, 2024, the following described property as set forth in

said Final Judgment, to wit: LOT 23, BLOCK 2328, PORT CHARLOTTE SUBDIVISION, SECTION 38, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 5, PAGES 42A THRU 42H, OF THE PUBLIC RECORDS OF CHAR-LOTTE COUNTY, FLORIDA. Property Address: 13349 JAVA AVÊ, PORT CHARLOTTE, FL 33953

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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 05/28/2024. ROGER D. EATON As Clerk of the Court (SEAL) By: D. Gerace As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 18-211664 - MaM May 31; June 7, 2024 24-00517T

### THIRD INSERTION

### NOTICE OF ACTION FOR

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

Case No.:24000458DR Division: Family IN THE INTEREST OF

Minor Child To: Gerald Sterling Goldsmith Jr. 6984 74th Street Cir. East Bradenton, FL. 34203

MYA GOLDSMITH

YOU ARE NOTIFIED, that an action for paternity has been filed for your legal child and that you are required to serve a copy of your written defenses, if any, to this action on William Galarza, Esq., Petitioner's attorney, whose address is 6151 Lake Osprey Dr., Suite 300, Sarasota, Florida 34240 on or before 6/27/2024, and file the original with the clerk of this court at Charlotte County Clerk's Office, 350 E. Marion Avenue, Punta Gorda, Florida 33950, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the peti-

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

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, 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 May 21, 2024 CLERK OF THE CIRCUIT COURT By: C Schmidt Deputy Clerk

May 24, 31; June 7, 14, 2024 24-00496T

#### SECOND INSERTION

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

COUNTY, FLORIDA CASE NO.: 23002730CA AMERICAN NATIONAL FUNDING, LLC, etc.Plaintiffs, v. CAMERON MCCRON and UNKNOWN TENANT,

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to Summary Final Judgment of Mortgage Foreclosure entered on January 29, 2024 and May 21, 2024 Order Rescheduling Foreclosure Sale in CASE NO. 2023-002730-CA of the Circuit Court of the Twelfth Judicial Circuit in and for Charlotte County, Florida, wherein, the Parties are identified as Plaintiff, AMERICAN NATIONAL FUNDING, LLC., AS TRUSTEE OF THE FLORIDA INVESTMENTS FLORIDA LAND TRUST #95 DATED NOVEMBER 10, 2021 and JOSEPH S. BERG, TRUSTEE OF THE JOSEPH S. BERG REVOCABLE LIVING TRUST, and Defendants CAMERON MCCRON and THE UNKNOWN TENANT that:

The Clerk of Court, Rodger D. Eaton, will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on July 8, 2024 at: www.charlotte.realforeclose.com the following described real property as set forth in said Judgment, to wit:

LOT 18, BLOCK 2194, PORT CHARLOTTE SUBDIVISION, SECTION THIRTY-SEVEN, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41A THROUGH 41H,

INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. PARCEL ID: 402230281002 PROPERTY ADDRESS: 4200 KILPATRICK STREET, PORT CHARLOTTE, FL 33948

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. 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 05/22/2024 day of May 2024.

CLERK OF THE COURT (SEAL) By: B. Lackey As Deputy Clerk

Tepps Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 Telephone: (954) 565-3231 Direct e-mail: William@teppstreco.com May 31; June 7, 2024 24-00504T

### SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24000528CA

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE9, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE9, Plaintiff, vs

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NANCY GOFF, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF NANCY GOFF, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: TERESA IRENE GOFF, MELIS-SA KAY EWING,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following property: LOT 3, BLOCK L, PEACE RIVER SHORES, UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 7A AND 7B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 6/28/2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court at County, Florida, this 23rd day of May, 2024

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

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

23-147002 May 31; June 7, 2024 24-00514T

required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, (239-887-4276) at 12600 World Plaza Lane. Bldg.#63, Fort Myers, FL 33907 (239-887-4276), May 31; June 7, 2024 24-00513T

or petition. If you are a person with a disabil-

or voice impaired, call 711.

Association Legal Services, LLC Plaintiff's attorney 12600 World Plaza Lane. Bldg.#63 Fort Myers, FL 33907

 $lel and @\, association legal services. com,\\$ within thirty (30) days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing

DATED on May 23, 2024. ROGER D. EATON CLERK OF THE CIRCUIT COURT By: D. Gerace (SEAL) As Deputy Clerk

leland@associationlegalservices.com