

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Renaissance Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at Lee County Elections Center South, Fort Myers Branch Office, 13180 S Cleveland Ave, Fort Myers, FL 33907 Phone: 239-533-8683 or email cfutch@lee.vote; Web Address: <https://www.lee.vote/203/Special-District>. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Renaissance Community Development District has three (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections. For additional information, please contact the Lee County Supervisor of Elections.

Mandie Rainwater, District Manager  
Renaissance Community Development District  
April 3, 2026

26-01207L

#### FIRST INSERTION

##### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF LAGUNA LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Laguna Lakes Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at Lee County Elections Center South, Fort Myers Branch Office, 13180 S Cleveland Ave, Fort Myers, FL 33907 Phone: 239-533-8683 or email cfutch@lee.vote; Web Address: <https://www.lee.vote/203/Special-District>. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Laguna Lakes Community Development District has three (3) seats up for election, specifically seats 1, 2, and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections. For additional information, please contact the Lee County Supervisor of Elections.

Mandie Rainwater, District Manager  
Laguna Lakes Community Development District  
April 3, 2026

26-01208L

#### FIRST INSERTION

##### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

CIVIL ACTION  
Case No.: 26-DR-1644

Judge: Trent Reichling

IN RE: THE MARRIAGE OF: CHARLES CALLAHAN, Petitioner,

and JUN LIU, Respondent.

TO: JUN LIU

4229 SE 19th Place, Apt 1F  
Cape Coral, FL 33904

(last known address)

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner, CHARLES CALLAHAN, by and through his attorney, Katelyn B. Witmer, Esq. whose address is 9210 Estero Park Commons Blvd, Suite 9, Estero, FL 33928 or via e-mail at [Katie@WitmerFamilyLaw.com](mailto:Katie@WitmerFamilyLaw.com) on or before May 5, 2026 and file the original with the clerk of this Court at 2075 Dr. Martin Luther King Blvd., 2nd Floor, Fort Myers, FL 33901 or P.O. Box 310, Fort Myers, FL 33902 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal

property should be divided: 1) a Bank of America Checking Account, 2) real property located at 4229 SE 19th Place, Apt 1F, Cape Coral, FL 33904 with the legal description of Unit 1-F of Commodore II Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official-Records Book 1241, Page(s) 1548, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements, 3) a 2018 Honda CRV, and 4) Home Furnishings located at 4229 SE 19th Place, Apt 1F, Cape Coral, FL 33904.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: 03/26/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By E Bakelman  
AS DEPUTY CLERK

April 3, 10, 17, 24, 2026 26-01234L

#### 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 Smart Home Window Cleaning located at 476 Riverside Ave, in the County of Lee, in the City of Jacksonville, Florida 32202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Jacksonville, Florida, this 25th day of March, 2026.

SMARTHOMECONSULTANTS LLC  
April 3, 2026

#### FIRST INSERTION

##### Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via [www.storage-treasures.com](http://www.storage-treasures.com) on 4/23/2026 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Anthony Kuhlenschmidt. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
April 3, 10, 2026 26-01210L

#### FIRST INSERTION

##### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on April 23, 2026 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, <http://www.babcockranchcommunityisd.com/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
April 3, 2026

26-01246L

#### FIRST INSERTION

##### WILDBLUE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL BOARD MEETING AND ATTORNEY-CLIENT EXECUTIVE SESSIONS

Notice is hereby given that the WildBlue Community Development District ("District") Board of Supervisors ("Board") will conduct the following attorney-client sessions at its special board meeting:

Attorney-Client Sessions  
April 16, 2026, at 10:00 a.m.  
18721 WildBlue Boulevard  
Fort Myers, Florida 33913

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Terry Kurth, derivatively on behalf of WildBlue Master Property Owners Association, Inc. v. Lennar Homes, LLC; Pulte Home Company, LLC; SDWB, LLC; SD WildBlue, LLC; WCI Communities, LLC; Barraco and Associates, Inc; Turrell, Hall & Associates, Inc., and WildBlue Community Development District, Case No: 2024-CA-1775. The following persons are anticipated to be in attendance at the attorney-client session: Herbert Lanese, Christopher Hasty, Denis Bourgue, John Buchholz, Richard Bennington, David Gurley, Christopher Fiore, Wesley Haber, Chuck Adams, Shane Willis, Jonathan Armbruster, and a court reporter. The attorney-client session is expected to last approximately 60 minutes.

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to the ongoing litigation entitled WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, v. FL WILDBLUE, LLC, and 38769 TAMPA FL, LLC, Defendants, Case No. 25-CA-1837, Circuit Court Lee County. The following persons are anticipated to be in attendance at the attorney-client session: Herbert Lanese, Christopher Hasty, Denis Bourgue, John Buchholz, Richard Bennington, Wesley Haber, Chuck Adams, Shane Willis, Richard Green, Sarah Hilliard, Sarah Spardy, Lisa Bambace, and a court reporter. The attorney-client session is expected to last approximately 60 minutes.

The special board meeting begins at 10:00 a.m. on the same date and at the same location and will continue after the attorney-client sessions for the purpose of considering any business of the District. The special board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Wrathell, Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

WildBlue CDD  
Chuck Adams, District Manager  
April 3, 2026

26-01270L

#### FIRST INSERTION

##### PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 24355 Production Circle, Bonita Springs, FL 34135 Phone: 239-251-7633 Auction Date 04/23/2026 @ 11am

Monte C Warren Household Goods  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01211L

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that DONALD J HEIN will engage in business under the fictitious name ACUT ABOVE LANDSCAPING & LAWN MAINTENANCE, with a physical address 317 JACKSON AVE LEHIGH ACRES, FL 33936, with a mailing address 317 JACKSON AVE LEHIGH ACRES, FL 33936, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
April 3, 2026 26-01214L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Southwest Commercial Appliance Repair located at 14119 Caribbean Blvd in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 31st day of March, 2026

William Welles

April 3, 2026 26-01285L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sparx Electric located at 87 Mildred Drive in the City of Fort Myers, Lee, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 29th day of March, 2026

SWFL Electrical Services, LLC  
John Partridge  
April 3, 2026 26-01249L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Wal-Mart Stores East, LP, 505 SW Pine Island Rd, Cape Coral, FL 33991, desiring to engage in business under the fictitious name of Walmart Pharmacy #10-5453, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
April 3, 2026 26-01237L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NORTH AND VRIILAUD REALTY GROUP located at 8389 Sumner Ave in the City of Fort Myers, Lee, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 4th day of March, 2026

NORTH AND VRIILAUD GROUP LLC  
April 3, 2026 26-01262L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 04/27/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: ARTIC AUTO AIR AND REPAIR RM23H8C238223 1968 PLYM 6356.58 TEL:813-697-1791 MV: MV89933 LOCATION: 14871 N CLEVELAND AVE, NORTH FORT MYERS, FL 33903/  
April 3, 2026 26-01247L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of THF located at 19580 Highland OaksDr in the City of Estero, Lee, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of March, 2026

Robert A Ilczuk  
April 3, 2026 26-01248L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of P-Fit. The Platinum Standard of Fitness located at 2481 Del Prado Blvd N 108 108, 108 in the City of Cape Coral, Lee, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 30th day of March, 2026

North Cape Fitness LLC  
Lee Ann Wood  
April 3, 2026 26-01258L

#### 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 DAP Appliances located at 386 Palora Ave, in the County of Lee, in the City of Lehigh Acres, Florida 33974 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lehigh Acres, Florida, this 27 day of March, 2026.

April 3, 2026 26-01239L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of GulfCoastDealz located at 18305 Hepatica Rd in the City of Fort Myers, Lee, FL 33967 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 29th day of March, 2026

Robert Gabriel & Timothy Knapp  
April 3, 2026 26-01252L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Wal-Mart Stores East, LP, 503 SW Pine Island Rd, Cape Coral, FL 33991, desiring to engage in business under the fictitious name of Walmart Fuel Station #5453, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
April 3, 2026 26-01238L

#### FIRST INSERTION

##### PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd SE, Bonita Springs, FL 34135, -April 21, 2026 at 12:30 PM

-Deborah Lund  
-Household Goods

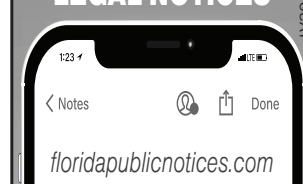
Household Goods The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 3, 10, 2026 26-01209L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Wal-Mart Stores East, LP, 505 SW Pine Island Rd, Cape Coral, FL 33991, desiring to engage in business under the fictitious name of Walmart Market #5453, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
April 3, 2026 26-01236L

CHECK OUT YOUR LEGAL NOTICES



floridapublicnotices.com

## --- PUBLIC SALES ---

## --- ESTATE ---

## FIRST INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

**CASE NO.: 26-DR-886**  
**JUDGE CAROLYN D. SWIFT**  
**IN RE THE MARRIAGE OF:**

**ANDREA CASE,**  
**Petitioner,**  
**and**  
**JUSTIN CASE,**  
**Respondent.**

TO: JUSTIN CASE  
5336 VENTURA AVENUE  
SARASOTA, FL 34235

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Emily R. Hogentogler, Esq., Absolute Law, P.A., 12585 New Brittany Blvd, Fort Myers, FL 33907 on or before 04/29/2026, and file the original with the Clerk of this Court at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated: 03/20/2026  
Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: C Russo  
Deputy Clerk  
April 3, 10, 17, 24, 2026 26-01272L

## FIRST INSERTION

**NOTICE OF SALE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CIVIL DIVISION**  
**Case #: 25-CA-002316**  
**DIVISION: Q**

**Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of Palisades Mortgage Loan Trust 2021-RTL1 Plaintiff, -vs.- Production Hub LLC, a Wyoming Limited Liability Company; Juan Manuel Serrano; Alex Olivares; A Olivares Construction, Inc. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-002316 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of Palisades Mortgage Loan Trust 2021-RTL1, Plaintiff and Production Hub LLC, a Wyoming Limited Liability Company are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on April 23, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, BLOCK 24, UNIT 3, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.  
03/27/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
(SEAL) T Mann  
DEPUTY CLERK OF COURT

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
(561) 998-6700  
(561) 998-6707  
25-332799 FC01 FVY  
April 3, 10, 2026 26-01243L

## FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2026-CP-403**  
**Division Probate**  
**IN RE: ESTATE OF LINDA LEE BURKE Deceased.**

The administration of the estate of LINDA LEE BURKE, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 3, 2026.

Curator:  
Jeffrey R. Kuhns,  
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:  
kimberly@kuhnslawfirm.com  
April 3, 10, 2026 26-01216L

## FIRST INSERTION

**AMENDED NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**CASE NO. 25-CP-1382**  
**IN RE: ESTATE OF LEONARD WEBSTER FORBES Deceased.**

The administration of the estate of Leonard Webster Forbes, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**  
**/s/ Joanne Forbes-Brathwaite**  
**Joanne Forbes-Brathwaite**  
355 Rathburn Road E, Unit 909  
LAZ 1H4 Canada  
Attorney for Personal Representative:  
**/s/ Robson D.C. Powers**  
Robson D.C. Powers, Esq.  
Florida Bar No. 99617  
POWERS & ROGERS, PLLC  
615 Cape Coral Parkway West  
Cape Coral, Florida 33914  
Phone: (239) 402-5955  
Email: robson@capecoralattfirm.com  
April 3, 10, 2026 26-01283L

## FIRST INSERTION

**NOTICE OF NAME CHANGE AND APPLICATION FOR AUTHORITY TO TRANSFER WATER AND WASTEWATER CERTIFICATES OF AUTHORIZATION AND FACILITIES TO ANOTHER REGULATED UTILITY**  
**DOCKET NO. 20250146-WS AND 20260029-WS**

**Application for acknowledgment of name change on water Certificate No. 354-W and wastewater Certificate No. 310-S in Lee County from Useppa Island Utility, Inc. to Useppa Island Utilities Company, Inc., and;**

**Joint application for transfer of water and wastewater facilities, water Certificate No. 354-W and wastewater certificate No. 310-S of Useppa Island Utilities Company, Inc. to UIP Utilities Company, LLC in Lee County.**

**DATE OF CUSTOMER NOTICE: 04 / 03 / 2026**

Notice is hereby given that that the company previously known in the record as Useppa Island Utilities, Inc., Useppa Island Utility, Inc., Useppa Utility Company, Inc., and Useppa Island Utilities Co., Inc., will now utilize its correct legal name and be known as Useppa Island Utilities Company, Inc. in Lee County, Florida, pursuant to Section 367.1214, Florida Statutes, and Florida Administrative Code Rule 25-30.039 (Florida Public Service Commission Docket No. 20260029-WS);

UIP Utilities Company, LLC has filed an Application for Authorization to Transfer the Certificates of Authorization and facilities composing the water and wastewater systems of Useppa Island Utilities Company, Inc. in Lee County, Florida, pursuant to Section 367.071, Florida Statutes, and Florida Administrative Code Rule 25-30.037 (Florida Public Service Commission Docket No. 20250146-WS).

UIP Utilities Company, LLC and Useppa Island Utilities Company, Inc. are not requesting a change to rates, classifications, charges, or rules and regulations in connection with these proceedings. Therefore, your current rates will not be affected by this name change and transfer. Useppa Island Utilities Company, Inc. currently provides water and wastewater services to the following described service territory in Lee County, Florida, commonly known as Useppa Island:

**Township 44 South, Range 21 East, Section 9**

The foregoing description is a simplified legal description of the service territory. A complete legal description can be obtained upon request to UIP Utilities Company, LLC and Useppa Island Utilities Company, Inc.

For more information concerning this notice, please contact UIP Utilities Company, LLC and Useppa Island Utilities Company, Inc. at the following addresses:

UIP Utilities Company, LLC  
9132 Strada Place, Third Floor  
Naples, Florida 34108  
Telephone: (239) 593-2900  
Fax: (239) 593-2990  
Email: service@useppa.com

Useppa Island Utilities Company, Inc.  
P.O. Box 640  
Bokeelia, Florida 33992-0640  
Telephone: (239) 283-1061  
Email: ronh@cecpas.com

Any objection to the application for transfer must be filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850 no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

April 3, 2026 26-01295L

## FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File Number: 26-CP-60**  
**IN RE: THE ESTATE OF Thelma Miller, Deceased.**

The administration of the estate of Thelma Miller, deceased, File Number 2026-CP-60, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is, 2075 Dr Martin Luther King Jr, Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD 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 DEATH IS BARRED.

The date of first publication of this Notice is April 3, 2026.

Executed this 10th day of March, 2026.

**David F. Miller**  
390 Cherry Hill Rd,  
Commercial Point Ohio 43116  
**Personal Representative**  
Charles R Hayes, Esq.  
FL State Bar No. 47720  
Charles R. Hayes, P.A.  
2590 Northbrooke Plaza Dr., Ste. 303  
Naples, FL 34119  
Phone (239) 431-7619  
Fax (239) 431-7665  
chayespa@gmail.com  
Attorney for the Petitioner  
April 3, 10, 2026 26-01217L

## FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2026-CP-000777**  
**IN RE: ESTATE OF VICKI L. AVRIL-GROVES, Deceased.**

The administration of the Estate of VICKI L. AVRIL-GROVES, deceased, whose date of death was January 18, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 3, 2026.

**MARSHALL R. GROVES**  
5701 Harbour Preserve Circle  
Cape Coral, Florida 33914  
**QUARLES & BRADY LLP**  
Kimberley A. Dillon, Esq.  
Attorney for Petitioner  
Florida Bar No. 14160  
1395 Panther Lane, Suite 300  
Naples, Florida 34109  
Telephone: 239-262-5959  
Email: kimberley.dillon@quarles.com  
Secondary Email:  
Kaitlin.gibbs@quarles.com  
DocketFL@quarles.com  
Attorneys for Personal Representative  
QB\101677060.1  
April 3, 10, 2026 26-01233L

## FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**FILE NO. 26-CP-000739**  
**IN RE: ESTATE OF MARCO ALBERTO REA, SR. a/k/a MARCO A. REA, Deceased.**

The administration of the estate of Marco Alberto Rea, Sr. a/k/a Marco A. Rea, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**  
**Signed by: Diane Laws**  
**Diane M. Laws**  
2005 Ninefoot Road  
Waterloo, NY 13165  
Attorney for Personal Representative:  
**/s/ Alvaro C. Sanchez**  
ALVARO C. SANCHEZ  
Attorney for Petitioner  
1714 Cape Coral Parkway East  
Cape Coral, Florida 33904  
Tel 239/542-4733  
FAX 239/542-9203  
FLA BAR NO. 105539  
Email: alvaro@capecoralattorney.com  
courtfilings@capecoralattorney.com  
April 3, 10, 2026 26-01226L

## FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**CASE NO. 26-CP-888**  
**IN RE: ESTATE OF MILDRED ARES, Deceased.**

The administration of the Estate of MILDRED ARES, deceased, whose date of death was February 26, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe County, Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES 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 first publication of this notice is April 3, 2026.

**SHAREEN MIRISE**  
**Personal Representative**  
**/s/ RICHARD M. RICCIARDI, JR.**  
RICHARD M. RICCIARDI, JR., ESQ.  
Florida Bar No. 90567  
YOUR ADVOCATES, P.A.  
2050 McGregor Blvd.  
Fort Myers, FL 33901  
Phone: (239) 689-1096  
Fax: (239) 791-8132  
E-mail: rricciardi@your-advocates.org  
April 3, 10, 2026 26-01218L

## FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 26-CP-000706**  
**IN RE: ESTATE OF JEROME BUSHMAN, a/k/a Jerome J. Bushman, Deceased.**

The administration of the estate of Jerome Bushman, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr Blvd., 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**  
**/s/ Tia G. B. Go**  
**Tia G. B. Go**  
2915 Walnut Grove Lane North  
Plymouth, Minnesota 55447  
Attorneys for Personal Representative:  
**/s/ Samantha L. Heaton**  
Samantha L. Heaton  
(Florida Bar #0109110)  
Douglas S. Wolgamot  
(Florida Bar #1052271)  
Attorneys for Petitioner  
WINTHROP & WEINSTINE PA  
225 S. 6th St., Suite 3500  
Minneapolis, MN 55402  
Telephone: (612) 604-6400  
Fax: (612) 604-6800  
E-Mail: sheaton@winthrop.com  
dwolgamot@winthrop.com  
42253462v1  
April 3, 10, 2026 26-01275L

## FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**CASE NO: 25-CP-1891**  
**IN RE: ESTATE OF IVANHOE LATTRAY Deceased.**

The administration of the estate of IVANHOE LATTRAY deceased, whose date of death was June 29th, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors must file claims within 3 months after the date of the first publication of this notice. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is April 3, 2026.

**/s/ Trinette Monticeux**  
**Trinette Monticeux**  
**Personal Representative**  
**/s/ Donald Isaac**  
Donald Isaac Attorney at Law  
Florida Bar No. 394106  
5237 Summerlin Commons Blvd.  
Suite 310  
Fort Myers, FL 33916  
239-275-2200  
disaac@donaldisaacclaw.com  
April 3, 10, 2026 26-01225L

--- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**Case No.: 2026-CP-765**  
**IN RE: ESTATE OF DAVID ALDEN LEWIS, Deceased.**

The administration of the estate of DAVID ALDEN LEWIS (also known as DAVID A. LEWIS), deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 4931 Bonita Bay Blvd. Unit 403 Bonita Springs, Florida 34134. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 April 3, 2026.

**Personal Representative:**  
**KAREN S. ORMAN**  
 4931 Bonita Bay Blvd., Unit 403  
 Bonita Springs, Florida 34134-1707  
 Attorney for Personal Representative:  
 SUSAN NESBET-SIKUTA  
 Attorney  
 Florida Bar Number: 859001  
 Dentons Cohen & Grigsby P.C.  
 9110 Strada Court, Suite 6200  
 Naples, FL 34108  
 Telephone: (239) 390-1900  
 E-Mail: susan.sikuta@dentons.com  
 Secondary E-Mail:  
 justine.sickles@dentons.com  
 April 3, 10, 2026 26-01230L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-000865**  
**IN RE: ESTATE OF RICHARD M. FISHER, a/k/a RICHARD MICHAEL FISHER, Deceased.**

The administration of the estate of Richard M. Fisher, a/k/a Richard Michael Fisher, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Circuit Court for Lee County, Florida, Probate Division 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**  
**Patricia Marvel Fisher**  
 12691 Water Oak Drive  
 Estero, FL 33928  
 Attorney for Personal Representative:  
 Jonas B. Weatherbie  
 E-Mail Addresses:  
 jweatherbie@gwtrust.law  
 jjavor@gwtrust.law  
 Florida Bar No. 87968  
 Galbraith Weatherbie Law  
 999 Vanderbilt Beach Road, Suite 410  
 Naples, FL 34108  
 Telephone: (239) 325-1983  
 April 3, 10, 2026 26-01227L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-544**  
**Division Probate**  
**IN RE: ESTATE OF RICHARD LORENZO JONES Deceased.**

The administration of the estate of Richard Lorenzo Jones, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 April 3, 2026.

**Personal Representative:**  
**Teresa Sherrell Jones**  
 143 23rd St.  
 Columbus, Georgia 31901  
 Attorney for Personal Representative:  
 Douglas A. Dodson, II  
 Florida Bar Number: 126439  
 DORCEY LAW FIRM PLC  
 10181 Six Mile Cypress Parkway, Ste C  
 Fort Myers, FL 33966  
 Telephone: (239) 418-0169  
 Fax: (239) 418-0048  
 E-Mail: douglas@dorceland.com  
 Secondary E-Mail:  
 probate@dorceland.com  
 April 3, 10, 2026 26-01224L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No.: 26-CP\*647**  
**Division: Probate**  
**IN RE: ESTATE OF BARBARA ANN FREED, Deceased.**

The administration of the Estate of Barbara Ann Freed, deceased, whose date of death was September 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 the 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 the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.221.

The date of first publication of this Notice is April 3, 2026.

**Personal Representative:**  
**Denise Freeman**  
 1340 Gregory Avenue  
 Lincoln Park, MI 48146  
 Attorney for Personal Representative:  
 Kevin A. Kyle  
 Attorney for Personal Representative  
 Florida Bar Number: 980595  
 Schoenfeld Kyle & Associates LLP  
 1380 Royal Palm Square Boulevard  
 Fort Myers, Florida 33919  
 Telephone: (239) 936-7200  
 Fax: (239) 936-7997  
 E-Mail: kevin@trustska.com  
 hollyk@trustska.com  
 4920-1896-6669, v. 1  
 April 3, 10, 2026 26-01229L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-0270**  
**Division PROBATE**  
**IN RE: ESTATE OF KEVIN J. BARNES, a/k/a KEVIN BARNES Deceased.**

The administration of the estate of KEVIN J. BARNES, a/k/a KEVIN BARNES, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 April 3, 2026.

**Personal Representative:**  
**MARLINT LITTLE**  
 15175 Cricket Lane  
 Fort Myers, Florida 33919  
 Attorney for Personal Representative:  
 Conrad Willkomm, Esq.  
 Florida Bar Number: 697338  
 Law Office of Conrad Willkomm, P.A.  
 3201 Tamiami Trail North,  
 Second Floor  
 Naples, Florida 34103  
 Telephone: (239) 262-5303  
 Fax: (239) 262-6030  
 E-Mail: conrad@swfloridalaw.com  
 Secondary E-Mail:  
 kara@swfloridalaw.com  
 April 3, 10, 2026 26-01268L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 25-CP-3919**  
**IN RE: ESTATE OF CLIFFORD WAYNE HAMILTON Deceased.**

The administration of the estate of CLIFFORD WAYNE HAMILTON, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 April 3, 2026.

**Personal Representative:**  
**Signed by: Paige Flavell-Hamilton PAIGE FLAVELL-HAMILTON**  
 735 Chattman Ave E.  
 Lehigh Acres, Florida 33924  
 Attorney for Personal Representative:  
 /s/ Kenneth E. Kemp, II  
 KENNETH E. KEMP, II  
 Florida Bar Number: 607401  
 Kemp & Mace, P.A.  
 12661 New Brittany Blvd  
 FORT MYERS, FL 33907  
 Telephone: (239) 278-1800  
 Fax: (239) 278-0608  
 kenneth@kempandmace.com  
 michelle@kempandmace.com  
 April 3, 10, 2026 26-01231L

**FIRST INSERTION**  
**NOTICE TO CREDITORS (Formal Administration)**  
 IN THE 20 th JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA.  
 PROBATE DIVISION  
**CASE NO.: 26-CP-000833**  
**IN RE: The Estate of DOUGLAS L. LANG, Deceased.**

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

The administration of the Estate of DOUGLAS L. LANG, deceased, whose date of death was October 28, 2025, and whose social security number is \*\*\*-\*\*-2783, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

The date of first publication of this Notice is April 3, 2026.

**/s/ Beth Ann Lang BETH ANN LANG, As Personal Representative**  
 Attorney and Personal Representative  
 Giving Notice:  
 /s/ Steven E. Guran .  
 STEVEN E. GURIAN, ESQ.,  
 Attorney for Personal Representative  
 EASY ESTATE PROBATE, PLLC  
 2601 South Bayshore Drive, 18 th Floor  
 Coconut Grove, Florida 33133  
 Tel: 1-833-973-3279  
 Fax: 1-833-927-3279  
 E-mail: SG@EasyEstateProbate.com  
 Florida Bar No. 101511  
 April 3, 2026 26-01219L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File Number: 36-2026CP-000495-A001CH**  
**IN RE: ESTATE OF CARLOS MANUEL PEREIRO, Deceased.**

The administration of the Estate of CARLOS MANUEL PEREIRO, Deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 9346, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.221, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the Clerk.

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 April 3, 2026.

**Personal Representative:**  
**TERESA PEREIRO**  
 10645 Otter Key Lane  
 Estero, Florida 33928  
 Telephone: (239) 777-6642  
 E-Mail: Toereese1@gmail.com  
 Attorney for Personal Representative:  
 KEVIN R. ALBAUM  
 Florida Bar Number 0112346  
 JOHN M. BUTZ  
 Florida Bar Number 1069541  
 EDWARD B. KERR  
 Florida Bar Number 1018861  
 Clark, Campbell, Lancaster, Workman & Airth, P.A.  
 500 South Florida Avenue, Suite 800  
 Lakeland, Florida 33801  
 Telephone: (863) 647-5337  
 Fax: (863) 647-5012  
 E-Mail:  
 Kalbaum@clarkcampbell-law.com  
 Jbutz@clarkcampbell-law.com  
 Ekerr@clarkcampbell-law.com  
 Secondary:  
 Carrate@clarkcampbell-law.com  
 Jbelcher@clarkcampbell-law.com  
 elderservice@clarkcampbell-law.com  
 April 3, 10, 2026 26-01215L

**Q&A** **What is a public notice?**  
 A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.  
 The West Orange Times carries public notices in Orange County, Florida.

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-227  
IN RE: ESTATE OF  
SHAWN C. DEVER,  
Deceased.

The administration of the estate of SHAWN C. DEVER, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Fort Myers, FL 33902. 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**

**PATRICIA L. DEVER**  
12024 Grand Jardin Drive, Unit 204  
Fort Myers, FL 33913  
Attorney for Personal Representative:  
PHILIP V. HOWARD, Esq.  
Florida Bar Number: 106970  
Hahn Loeser & Parks LLP  
2400 First Street, Suite 300  
Fort Myers, Florida 33901  
Telephone: (239) 337-6750  
E-Mail: phoward@hahnlaw.com  
Secondary E-Mail:  
jstone@hahnlaw.com  
21414844.1  
April 3, 10, 2026 26-01232L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-0950  
Division: Probate  
IN RE: ESTATE OF  
JEFFREY C. CORSON  
Deceased.

The administration of the estate of Jeffrey C. Corson, deceased, whose date of death was February 13, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 April 3, 2026.

**Personal Representative:**

**Joshua A. Wetzel**  
27071 Lake Harbor Ct., Apt. 101  
Bonita Springs, Florida 34134  
Attorney for Personal Representative:  
Hayley E. Donaldson  
Attorney  
Florida Bar Number: 1002236  
Sheppard Law Firm  
9100 College Pointe Court  
Fort Myers, FL 33919  
Telephone: (239) 334-1141  
Fax: (239) 334-3965  
E-Mail: donaldson@sbshlaw.com  
Secondary E-Mail:  
tcorsini@sbshlawfirm.com  
April 3, 10, 2026 26-01257L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO. 26 CP 000740  
IN RE: ESTATE OF  
JUDITH A. STUART,  
DECEASED.

The administration of the estate of JUDITH A. STUART, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: April 3, 2026.

**JUAN D. BENDECK**

**Personal Representative**  
9110 Strada Place, Ste. 6200  
Naples, FL 34108  
JUAN D. BENDECK  
Attorney for Personal Representative  
Florida Bar No. 78298  
DENTONS COHEN & GRIGSBY P.C.  
9110 Strada Place, Suite 6200  
Naples, Florida 34108  
Telephone: 239-390-1900  
Email: juan.bendeck@dentons.com  
Secondary Email:  
tami.panozzo@dentons.com  
April 3, 10, 2026 26-01276L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000439  
IN RE: ESTATE OF  
BEVERLEY JACKSON,  
Deceased.

The administration of the estate of BEVERLEY JACKSON, deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: April 3, 2026.

**PATRICIA SCHICK**

**Personal Representative**  
13621 W. 90th Avenue  
Saint John, IN 46373  
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:  
ntservice@hnh-law.com  
April 3, 10, 2026 26-01282L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000979  
IN RE: ESTATE OF  
JAMES A. DALE  
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 James A. Dale, deceased, File Number 26-CP-000979, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center Proper, 1700 Monroe Street, Fort Myers, FL 33901; that the decedent's date of death was October 29, 2024; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Sharon Baker  
(fka Sharon McAdams)  
2125 South East 5th Court  
Cape Coral, FL 33990  
Joyce Buchanan  
157 W County Road 1075 N  
Lizton, IN 46149  
Linda Icenogle  
10637 John Carter Court  
Lizton, IN 46149

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the

Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is April 3, 2026.

**Person Giving Notice:**

**Sharon Baker**  
(fka Sharon McAdams)  
2125 South East 5th Court  
Cape Coral, Florida 33990  
Attorney for Person Giving Notice:  
Albert Stickley III  
Attorney  
Florida Bar Number: 0051605  
FARR LAW FIRM, P.A.  
237 Nokomis Ave S  
Venice, FL 34285  
Telephone: (941) 484-1996  
Fax: (941) 497-7636  
E-Mail: astickley@farr.com  
Secondary E-Mail: smerlo@farr.com  
April 3, 10, 2026 26-01267L

## FIRST INSERTION

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

**CASE NO: 25-CA-005238**  
**ADAM MONEY, an individual,**  
**Plaintiff, v.**  
**TEN PALMS PROPERTIES, LLC;**  
**BOLD AND BRAVE LENDING**  
**LLC; UNKNOWN TENANT I; and**  
**UNKNOWN TENANT II,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated March 26, 2026, in the Twentieth Circuit Court in and for Lee County, Florida, wherein ADAM MONEY is the Plaintiff, and granted against the Defendants, TEN PALMS PROPERTIES, LLC; BOLD AND BRAVE LENDING LLC, UNKNOWN TENANT I, and UNKNOWN TENANT II, in Case No. 2025-CA-005238, the Clerk of this Court, Kevin C. Karnes, will at 9:00 a.m. on April 23, 2026, offer for sale and sell to the highest bidder for cash at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, the real property situated and being in Lee County, Florida more particularly described as:

Lots 43 and 44, Block 4485, Cape Coral Unit 63, according to the map or plat thereof, as recorded in Plat Book 21, Pages 48 through 81, inclusive, of the Public Records of Lee County, Florida.

Commonly known as: 818 SW 8th Court, Cape Coral, FL 33991.

Said sale will be made pursuant to and in order to satisfy the terms of said Final Judgment of Foreclosure.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated: March 27, 2026

Kevin C. Karnes  
Clerk of Courts  
(SEAL) T Mann  
by Deputy Clerk

Respectfully Submitted,  
/s/ Olivia Garcia  
Jonathan M. Sykes, Esq.  
Florida Bar Number: 73176  
Olivia Garcia, Esq.  
Florida Bar Number: 1024583  
Primary Emails:  
jsykes@nardellalaw.com;  
ogarcia@nardellalaw.com  
Secondary Email:  
jkern@nardellalaw.com  
Nardella & Nardella, PLLC  
135 West Central Blvd.  
Suite 300  
Orlando, Florida 32801  
Office: (407) 966-2680  
Fax: (407) 966-2681  
ATTORNEYS FOR PLAINTIFF  
April 3, 10, 2026 26-01244L

## FIRST INSERTION

**NOTICE OF REGULAR MEETING OF THE MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors (Board) of the MOODY RIVER ESTATES Community Development District (CDD) will take place on Thursday, April 16, 2026 at 1:00 p.m. at the Clubhouse at Moody River Estates, 3050 Moody River Boulevard, North Fort Myers, Florida 33903.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda may be obtained on the District's Website 7 days in advance of the meeting at moodyrivercdd.net or by telephone or e-mail from the offices of the District Manager, c/o Premier District Management ("District Manager's Office") during normal business hours: 239-690-7100; cteague@cdmanagement.com. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

There may be occasions when Board Supervisors or District staff may participate by speaker telephone or other remote communications technologies. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that such person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mandie Rainwater  
District Manager  
April 3, 2026 26-01296L

## FIRST INSERTION

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

PROBATE DIVISION  
**CASE NO. 25-CP-3105**  
**Adversary Proceeding**  
**IN RE: ESTATE OF**  
**SHEILA A. ZUHUSKY,**  
**Deceased.**

**DAVID W. ZUHUSKY, individually**  
**and as Nominated Personal**  
**Representative of the purported**  
**January 25, 2023 Last Will and**  
**Testament of Sheila A. Zuhusky,**  
**Petitioner/Counter Respondent, vs.**  
**JOAN Z. FEE, individually and as**  
**nominated Personal Representative**  
**of the May 25, 2018 Last Will and**  
**Testament of Sheila A. Zuhusky,**  
**Respondent/Counter Petitioner.**

The administration of the estate of SHEILA A. ZUHUSKY, deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for Lee County, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the Co-Curators and the Attorneys for the Co-Curators are set forth below.

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition

of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 April 3, 2026.

**CURATORS:**

/s/ Joan Z. Fee  
**JOAN Z. FEE**  
**Co-Curator**  
12 Eastgate Lane  
Hingham, MA 02043  
/s/ David Zuhusky  
**DAVID W. ZUHUSKY**  
**Co-Curator**  
1422 Causey Court  
Sanibel, FL 33957  
FISHERBROYLES, LLP  
Counsel for Joan Z. Fee  
/s/ Jamie B. Schwinghamer  
**JAMIE B. SCHWINGHAMER ESQ.**  
Florida Bar No. 26984  
999 Vanderbilt Beach Road #200  
Naples, FL 34108  
Telephone: (239) 497-8980  
E-mail:  
jamie.schwinghamer@fisherbroyles.com  
E-mail:  
serve.schwinghamer@fisherbroyles.com  
HUTH, PRATT & MILHAUSER,  
PLLC  
Attorneys for David W. Zuhusky  
/s/ Brandon J. Pratt  
**BRANDAN J. PRATT, ESQUIRE**  
Florida Bar No.: 010745  
**PETER S. STROBIS, ESQ.**  
Florida Bar No. 1018214  
2500 North Military Trail, Ste. 460  
Boca Raton, Florida 33431  
Telephone (561) 222.1111  
E-mail: bpratt@floridatrustlaw.com  
E-mail: pstrobis@floridatrustlaw.com  
April 3, 10, 2026 26-01228L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000829  
Division Probate  
IN RE: ESTATE OF  
LINDA H. MARTIN  
a/k/a LINDA MARTIN  
Deceased.

The administration of the estate of LINDA H. MARTIN a/k/a LINDA MARTIN, deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 April 3, 2026.

**Personal Representative:**

**MABLE ROBERTS**  
16 Gully Road  
St. Ann's Bay, Jamaica WI  
Attorney for Personal Representative:  
Brett H. Sifrit, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 105564  
Farr Law Firm P.A.  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941) 639-1158  
Fax: (941) 639-0028  
E-Mail: bsifrit@farr.com  
Secondary E-Mail:  
mbuckley@farr.com;  
probate@farr.com  
April 3, 10, 2026 26-01245L

**What is a public notice?**

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-187**  
**Division PROBATE**  
**IN RE: ESTATE OF STEVEN NEWCOMB**  
**A/K/A STEVEN J. NEWCOMB Deceased.**

The administration of the estate of STEVEN NEWCOMB A/K/A STEVEN J. NEWCOMB, deceased, whose date of death was July 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 April 3, 2026.

**Personal Representative:**  
**Robin Vazquez**  
**Estate & Guardianship Management Services, Inc.**  
6230 Scott Street #211  
Punta Gorda, Florida 33950  
Attorney for Personal Representative:  
Ellie K. Harris, Esq.  
Florida Bar Number: 0021671  
Elise V. Bouchard, Esq.  
Florida Bar Number: 0109033  
Schwarz & Harris, P.A.  
17841 Murdock Circle  
Port Charlotte, Florida 33948  
Telephone: (941) 625-4158  
Fax: (941) 625-5460  
E-Mail: e-service@schwarzlaw.net  
April 3, 10, 2026 26-01256L

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 25-CA-001353**  
**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK et al.,**  
**Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Defendant's Motion to Stay and Reschedule Foreclosure Sale entered on March 25, 2026, and the Final Judgment of Foreclosure entered on October 20, 2025, in Case No. 25-CA-001353 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and : CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK, JENNIFER MARIE KIRKPATRICK, KENNETH LINGLEY, SUE LINGLEY, UNKNOWN HEIRS OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, and AQUA FINANCE, INC are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 7th day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 15 AND 16, BLOCK 3779, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 2, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Also known as 2228 NW 7TH TER, CAPE CORAL, FL 33993 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 in accordance with Florida Statutes, Section 45.031.

Dated: 03/26/2026  
Kevin Karnes  
Clerk of Court, Lee County (SEAL) By: T Mann  
Deputy Clerk of Court  
April 3, 10, 2026 26-01221L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO: 25-CA-003829**  
**TH MSR HOLDINGS LLC,**  
**Plaintiff, vs.**  
**DARLA L. ANDERSON;**  
**UNKNOWN SPOUSE OF DARLA L. ANDERSON A/K/A DARLA LEE ANDERSON A/K/A DARLA ANDERSON A/K/A DARLA FLYNN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of March, 2026, and entered in Case No. 25-CA-003829, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein TH MSR Holdings LLC is the Plaintiff and DARLA L. ANDERSON A/K/A DARLA LEE ANDERSON A/K/A DARLA FLYNN; UNKNOWN SPOUSE OF DARLA L. ANDERSON A/K/A DARLA LEE ANDERSON A/K/A DARLA ANDERSON A/K/A DARLA FLYNN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Kevin C. Karnes as the Clerk of the

FIRST INSERTION

**NOTICE OF ACTION**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**Case No: 26-CA-001434**

**NEWREZ LLC,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST OF ELSIE G. GRAHAM, DECEASED, et al,**  
**Defendants.**

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST OF ELSIE G. GRAHAM, DECEASED 2244 Winkler Ave #109, Fort Myers, FL 33901

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: Condominium Parcel designated as Unit No. 109 of Westchester, according to the Declaration thereof dated May 1, 1971, and recorded March 25, 1972, in Official Record Book 793, Page 562, etc. of the Public Records of Lee County, Florida, together with all of the appurtenances thereto, all according to said declaration of condominium.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of the said Court on the 27th day of March, 2026.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT (SEAL) By: K Harris  
Deputy Clerk

Philip Stecco, Esq.,  
Lender Legal PLLC,  
1800 Pembroke Drive, Suite 250,  
Orlando, Florida 32810  
LLS15802  
April 3, 10, 2026 26-01241L

Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 7th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 12, UNIT 2, LEHIGH ESTATES SUBDIVISION, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED AT PLAT BOOK 15, PAGE 98, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 03/26/2026  
Kevin C. Karnes  
Clerk of The Circuit Court (SEAL) By: T Mann  
Deputy Clerk

Submitted by:  
Tromberg, Miller, Morris & Partners, PLLC  
ATTORNEY FOR PLAINTIFF  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
25FLA04-0077  
April 3, 10, 2026 26-01223L

FIRST INSERTION

**NOTICE OF ACTION**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 25-CA-002314**

**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff,**  
**vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JUAN DANIEL TOVAR VILLALOBOS AKA JUAN DANIEL TOVAR AKA JUAN VILLALOBOS, DECEASED, et al,**  
**Defendant(s).**

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JUAN DANIEL TOVAR VILLALOBOS AKA JUAN DANIEL TOVAR AKA JUAN VILLALOBOS, DECEASED

Last Known Address: Unknown  
Current Address: Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:

LOT 24, BLOCK 94, UNIT 19, SOUTHWOOD, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 82, OF THE PUBLIC RECORDS OF

LEE COUNTY, FLORIDA.  
A/K/A 422 PICKFORD AVE  
LEHIGH ACRES FL 33974

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; 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 Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, 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 vision impaired, call 711.

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

WITNESS my hand and the seal of this court on this 25th day of March, 2026.

Kevin C. Karnes  
Clerk of the Circuit Court (SEAL) By: K Harris  
Deputy Clerk

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
tna - 24-032290  
April 3, 10, 2026 26-01205L

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-000552**  
**IN RE: ESTATE OF RUTH B. JOHNSTON Deceased.**

The administration of the estate of Ruth B. Johnston, deceased, whose date of death was August 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is April 3, 2026.

**Personal Representative:**  
**Mike W. Smith**  
1411 6th St. W.  
Palmetto, FL 34221

Attorney for Personal Representative:  
Tasha A. Warnock, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 116474  
The Warnock Law Group  
6843 Porto Fino Circle  
Fort Myers, FL 33912  
Telephone: (239) 437-1197  
Fax: (239) 437-1196  
E-Mail:  
service@warnocklawgroup.com  
Secondary E-Mail:  
twarnock@warnocklawgroup.com  
April 3, 10, 2026 26-01293L

**NOTICE OF SALE ISSUED BY CLERK**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.**  
**362024CA007001A001CH**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-6**  
**Plaintiff, vs.**  
**KEVIN PETITTE, et al,**  
**Defendants**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated February 3, 2026, and entered in Case No. 362024CA007001A001CH of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-6 is the Plaintiff and KEVIN PETITTE; JENNIFER PETITTE; PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC, UNKNOWN TENANT #1, the Defendants. Kevin C. Karnes, Clerk of the Circuit Court in and for Lee County, Florida will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for on-line auctions at 9:00 a.m. on 05/07/2026, the following described property as set forth

in said Order of Final Judgment, to wit: LOT 837, PORTICO PHASE IIB, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2021000273091, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. .

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

DATED at Lee County, Florida, this 03/25/2026

Kevin C. Karnes, Clerk  
Lee County, Florida  
(SEAL) By: T Mann  
Deputy Clerk

24-F000224/JS0120  
April 3, 10, 2026 26-01220L

FIRST INSERTION

**NOTICE OF ACTION**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY

GENERAL JURISDICTION DIVISION  
**CASE NO. 25-CA-006434**

**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**

**YORDANYS TORRES ROSABALES, et al.,**  
**Defendant.**

To: YORDANYS TORRES ROSABALES  
301 JOHANNA AVE, LEHIGH ACRES, FL 33972

YORDANYS TORRES ROSABALES  
5410 LARAMIE LN, GULF BREEZE FL 32563

UNKNOWN SPOUSE OF YORDANYS TORRES ROSABALES  
301 JOHANNA AVE, LEHIGH ACRES, FL 33972

UNKNOWN SPOUSE OF YORDANYS TORRES ROSABALES  
5410 LARAMIE LN, GULF BREEZE FL 32563

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UNKNOWN SPOUSE OF YORDANYS TORRES ROSABALES  
5410 LARAMIE LN, GULF BREEZE FL 32563

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**File No. 26-CP-0676**  
**Division: Probate**  
**IN RE: ESTATE OF NORMA L. DONELAN**  
**Deceased.**

The administration of the estate of Norma L. Donelan, deceased, whose date of death was February 9, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 April 3, 2026.

**Personal Representative:**  
**David Donelan**  
290 Intervale Road  
Canterbury, New Hampshire 03224  
Attorney for Personal Representative:  
Hayley E. Donaldson, Attorney  
Florida Bar Number: 1002236  
Sheppard Law Firm  
9100 College Pointe Court  
Fort Myers, FL 33919  
Telephone: (239) 334-1141  
Fax: (239) 334-3965  
E-Mail: donaldson@sbslaw.com  
Secondary E-Mail:  
tcorsini@sbslawfirm.com  
April 3, 10, 2026 26-01269L

1V20906\_V11

**SAVE TIME**

--- ACTIONS / SALES ---

## FIRST INSERTION

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

CASE NO.: 24-CA-006440

SERVBANK, SB, Plaintiff, v. EDWARD DAVENPORT III, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on April 30, 2026, at 9:00 a.m. ET, via the online auction site at [www.lee.realforeclose.com](http://www.lee.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 Lee County, Florida, to wit:

Lot 35, IMPERIAL RIVER ESTATES, more particularly described as follows:

From the Northwest corner of Lot 16, Bonita Farms #1, as recorded in Plat Book 3, Page 27, Public Records of Lee County, Florida, in the Northwest Quarter of Section 35, Township 47 South, Range 25 East, Lee County, Florida, run South 150 feet; thence East 1 foot; thence South 75 feet to the Point of Beginning; continue South 75 feet; thence East 159 feet; thence North 75 feet; thence West 159 feet to the Point of Beginning.

Property Address: 27041 Edgewood St, Bonita Springs, FL 34135

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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.

WITNESS my hand and official seal of this Honorable Court this 03/26/2026

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: T Mann  
DEPUTY CLERK

Tiffany & Bosco, P.A.  
2101 S. Orlando Ave., Suite 430  
Winter Park, FL 32789  
[floridaservice@tblaw.com](mailto:floridaservice@tblaw.com)  
April 3, 10, 2026 26-01222L

## FIRST INSERTION

## NOTICE OF SALE

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

CASE NO. 25-CA-002123

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. YUNIEL RODRIGUEZ COLLAZO, ET AL.; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 19, 2026, in the above-styled cause, Kevin C. Karnes, Clerk of the Circuit Court & Comptroller will sell to the highest and best bidder for cash at <https://www.lee.realforeclose.com>, on April 16, 2026 at 09:00 AM the following described property:

LOT 1, 2 AND 3, BLOCK 97, UNIT 2, PART 2, AMENDED, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 96 TO 98, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 237 SANTA MONICA COURT, CAPE CORAL, FL 33904

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

WITNESS my hand on 03/27/2026

Kevin C. Karnes  
Clerk of the Circuit Court & Comptroller  
(SEAL) T Mann

As Deputy Clerk of Court, Lee County MARINOSCI LAW GROUP, P.C. Attorney for the Plaintiff  
100 WEST CYPRESS CREEK ROAD, STE 1045  
FORT LAUDERDALE, FL 33309  
Telephone: (954)644-8704;  
Fax: (954) 772-9601  
[ServiceFL@mlg-defaultlaw.com](mailto:ServiceFL@mlg-defaultlaw.com)  
[ServiceFL2@mlg-defaultlaw.com](mailto:ServiceFL2@mlg-defaultlaw.com)  
25-00536  
April 3, 10, 2026 26-01251L

## FIRST INSERTION

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

DIVISION: CIVIL

CASE NO. 25-CC-006823

CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. RUDOLPH VOLONEC, ANGELICA TORRES, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RUDOLPH VOLONEC, Defendant(s).

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on April 30, 2026 at 9:00 A.M. via electronic sale at [www.lee.realforeclose.com](http://www.lee.realforeclose.com), in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 33, in Condominium Parcel No. 203, of CASA YBEL BEACH AND RACQUET CLUB, PHASE G, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1478, Page 2171, in the Public Records of Lee County, Florida.

A/K/A UNIT 203G, WEEK 33 pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.

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.

WITNESS my hand and official seal of said Court this 03/31/2026

KEVIN C. KARNES,  
CLERK OF COURT  
(SEAL) By: T Mann  
Deputy Clerk

Michael J. Belle, Esquire  
Attorney for Plaintiff  
[service@michaelbelle.com](mailto:service@michaelbelle.com)  
50179 / 13-57313  
April 3, 10, 2026 26-01273L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION**

CASE NO.: 25-CA-004623

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JENNIFER C. WILLIAMS, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on March 31, 2026, in Case No. 25-CA-004623 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and JENNIFER C. WILLIAMS, BRYCE JONES LAMB, JENNIFER WILLIAMS, AS TRUSTEE OF THE 203 CHIQUITA BLVD TRUST DATED JULY 29, 2024, LVNV FUNDING LLC, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and CITY OF CAPE CORAL, FLORIDA are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) on the 21st day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 15 AND 16, BLOCK 3633, UNIT 49, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 145 THROUGH 154, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Also known as 203 CHIQUITA BLVD S, CAPE CORAL, FL 33991

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 in accordance with Florida Statutes, Section 45.031.  
Dated: 03/31/2026  
Kevin Karnes  
Clerk of Court, Lee County  
(SEAL) By: T Mann  
Deputy Clerk of Court  
April 3, 10, 2026 26-01279L

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

CIVIL ACTION  
CASE NO. 2025-CA-003634  
SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs.

LORI C. COVERT, UNKNOWN SPOUSE OF LORI C. COVERT and UNKNOWN TENANTS IN POSSESSION, Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 30th day of March 2026, in Civil Action No. 2025-CA-003634, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which LORI C. COVERT, UNKNOWN SPOUSE OF LORI C. COVERT and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 4th of June, 2026 at 9:00 a.m. by electronic sale at [www.lee.realforeclose.com](http://www.lee.realforeclose.com), the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Exhibit "A":  
A tract or parcel of land lying in Government Lot 7, Section 2, Township 46 South, Range 21 East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

From the intersection of the Northeastly line of Sanibel-Captiva Road (50 feet wide) with a line parallel with and 4,440

feet south of the North line of Government Lot 3, Section 3, run South 89 degrees 42 minutes 20 seconds East along said parallel line for 456.78 feet to the Point of Beginning. From said Point of Beginning run South 00 degrees 17 minutes 40 seconds West for 100 feet; thence run North 89 degrees 42 minutes 20 seconds West for 435.00 feet to an intersection with the Northeastly line of said Sanibel-Captiva Road; thence run South 12 degrees 00 minutes 38 seconds East along said Northeastly line for 102.35 feet to an intersection with a line parallel with and 4,640 feet South of said North line of Government Lot 3, Section 3; thence run South 89 degrees 42 minutes 20 seconds East along said parallel line to the Mean High Water Line of Blind Pass; thence run North-northerly along said Mean High Water Line to an intersection with a line bearing South 89 degrees 42 minutes 20 seconds East passing through the Point of Beginning; thence run North 89 degrees 42 minutes 20 seconds West to the Point of Beginning.

Bearings hereinabove mentioned are based on Deed recorded in Official Records Book 1044, page 463, of the Public Records of Lee County, Florida.

TOGETHER WITH a non-exclusive Walkway Easement over the South four (4) feet of the lands described in the attached Exhibit "B" and a non-exclusive easement for waterline purposes over the North five (5) feet of the lands described in the attached Exhibit "C".  
Exhibit "B":

## FIRST INSERTION

(Walkway Easement)  
The Southerly four (4) feet of the following described land:

A tract or parcel of land lying in Government Lot 7, Section 2 and Government Lot 4, Section 3, in Township 46 South, Range 21 East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

Beginning at the intersection of the Southwesterly line of Sanibel-Captiva Road (50 feet wide) with a line parallel with and 4,440 feet south of the North line of Government Lot 3, Section 3; run South 12 degrees 00 minutes 38 seconds East along said Southwesterly line for 307.05 feet to an intersection with a line parallel with and 4,740 feet South of said North line of Government Lot 3, Section 3; thence run North 89 degrees 42 minutes 20 seconds West along said parallel line to the Mean High Water Line of the Gulf of Mexico; thence run Northwesterly along said Mean High Water Line to an intersection with a line bearing North 89 degrees 42 minutes 20 seconds West passing through the Point of Beginning; thence run South 89 degrees 42 minutes 20 seconds East along said line to the Point of Beginning.

Bearings hereinabove mentioned are based on Deed recorded in Official Records Book 1044, page 463, of the Public Records of Lee County, Florida.

Exhibit "C":  
(Water Line Easement)  
The Northerly five (5) feet of the following described land:

A tract or parcel of land lying in Government Lot 7, Section 2, Township 46 South, Range 21

East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

Beginning at the intersection of the Northeastly line of Sanibel-Captiva Road (50 feet wide) with a line parallel with and 4,440 feet South of the North line of Government Lot 3, Section 3, run South 89 degrees 42 minutes 20 seconds East along said parallel line for 456.78 feet; thence run South 00 degrees 17 minutes 40 seconds West perpendicular to said parallel line for 100.00 feet; thence run North 89 degrees 42 minutes 20 seconds West for 435.00 feet to an intersection with said Northeastly line of Sanibel-Captiva Road; thence run South 12 degrees 00 minutes 38 seconds West along said Northeastly line for 102.35 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on Deed recorded in Official Records Book 1044, page 463, of the Public Records of Lee County, Florida.

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

03/31/2026

KEVIN C. KARNES,  
CLERK OF COURT  
(SEAL) By: T Mann  
Deputy Clerk

Brian Cheffer,  
Attorney for Plaintiff,  
Cheffer & Hagan, P.A.,  
2120 McGregor Boulevard,  
Fort Myers, FL 33901,  
239-334-1381  
April 3, 10, 2026 26-01260L

## FIRST INSERTION

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

CIVIL ACTION

CASE NO. 24-CC-003677

COMPASS POINTE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

TINA L. DENNY, et al., Defendants.

NOTICE IS GIVEN that pursuant to the Amended Final Judgment of Foreclosure entered on March 25, 2026, in Civil Action No. 24-CC-003677 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which COMPASS POINTE HOMEOWNERS ASSOCIATION, INC. is the Plaintiff and TINA L. DENNY, DISCOVER BANK and UNKNOWN TENANTS are the Defendants. I will sell to the highest and best bidder for cash at [WWW.LEE.REALFORECLOSE.COM](http://WWW.LEE.REALFORECLOSE.COM) at 9:00 a.m., on the 23rd day of April, 2026, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

(SEE EXHIBIT "A" FOR LEGAL DESCRIPTION).  
(Property Address: 13147 Hampshire Ct., Fort Myers, FL 33919)

EXHIBIT A  
Unit 219, South Pointe Subdivision, Lee County, Florida, and more particularly described in Exhibit "A" below and made a part hereof. Together with an exclusive easement over and across the "Limited Common Element" as described in Exhibit "B" below, for the use and enjoyment of the Grantee named herein, together with an undivided interest in the Common Elements as described in the Declaration of Covenants, Conditions, Restrictions of Compass Pointe as recorded in Official Records Book 1520, Page 1329 through 1386, inclusive, and as amended, in the Public Records of Lee County, Florida.

Exhibit "A"  
Description of a Parcel of Land in South Pointe Subdivision lying in Section 21, Township 45 South, Range 24 East, Lee County, Florida. (Compass Pointe - Unit 219)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 21, Township 45 South, Range 24 East, and being a part or Tract 2 of South Pointe Subdivision as re-

corded in Plat Book 33 at Page 30 of the Public Records of said Lee County, and further bounded and described as follows:

Starting at a 4" x 4" concrete monument (set by Duane Hall & Associates, Inc., in December of 1979) marking the west end of a curve having a radius of 1220.00 feet, being the southerly right-of-way line of Camelot Drive (100 feet wide) as per the plat of said South Pointe Subdivision and to which point a radial line bears N00°24'16"E; thence southeasterly along said curve and said right-of-way through a central angle of 30°46'31" for 655.30 feet; thence S58°52'09"E along said right-of-way for 148.48 feet; thence S31°07'51"W for 46.22 feet to the beginning of a curve concave to the south-easterly along said curve and said right-of-way through a central angle of 31°02'05" for 35.21 feet; thence S00°05'46"W for 198.63 feet; thence N89°54'14"W for 31.39 feet to the Point of Beginning of the herein described parcel; thence continue N89°54'14"W along the centerline of a wall separating Unit 218 from Unit 219 for 42.33 feet; thence S00°05'46"W along the outside surface of a C.B.S. wall for 22.33 feet; thence S89°54'14"E along said wall for 11.00 feet; thence S00°05'46"W along the edge of a concrete slab for 5.00 feet; thence continue S00°05'46"W along said wall for 10.33 feet; thence continue S00°05'46"W along Unit 220 for 0.33 feet; thence N89°54'14"E along the centerline of a wall separating said Unit 220 from Unit 219 for 25.00 feet; thence N00°05'46"E along said Unit 220 for 0.33 feet; thence S89°54'14"E along said Unit 220 for 6.33 feet; thence continue N89°54'14"W for 41.56 feet; thence N69°10'37"W for 5.36 feet; thence N00°05'46"E for 35.77 feet; thence S89°54'14"E for 46.25 feet to the Point of Beginning.

Bearings are based on the plat of South Pointe Subdivision.

Exhibit "B"  
Description of a Parcel of Land in South Pointe Subdivision lying in Section 21, Township 45 South, Range 24 East, Lee County, Florida. (Limited Common

Element - Compass Pointe Unit 219) - Area West

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 21, Township 45 South, Range 24 East, and being a part of Tract 2 of South Pointe Subdivision as recorded in Plat Book 33 at Page 30, of the Public Records of said Lee County, and further bounded and described as follows:

Starting at a 4" x 4" concrete monument (set by Duane Hall & Associates, Inc., in December of 1979) marking the west end of a curve having a radius of 1220.00 feet, being the southerly right-of-way line of Camelot Drive (100 feet wide) as per the plat of said South Pointe Subdivision and to which point a radial line bears N00°24'16"E; thence southeasterly along said curve and said right-of-way through a central angle of 30°46'31" for 655.30 feet; thence S58°52'09"E along said right-of-way for 148.48 feet; thence S31°07'51"W for 46.22 feet to the beginning of a curve concave to the southeast having a radius of 65.00 feet; thence southerly along said curve through a central angle of 31°02'05" for 35.21 feet; thence S00°05'46"W for 198.63 feet to the Point of Beginning of the herein described parcel; thence N89°54'14"W for 31.39 feet to the northeast corner of Unit 219; thence continue N89°54'14"W along the centerline of a wall separating Unit 218 from Unit 219 for 42.33 feet to the Point of Beginning of the herein described parcel; thence S00°05'46"W along the outside surface of a C.B.S. wall of said Unit 219 for 22.33 feet; thence S89°54'14"E along said wall for 11.00 feet; thence S00°05'46"W along said wall for 10.33 feet; thence N89°54'14"W along Unit 220 for 0.33 feet; thence S89°54'14"E along the edge of a concrete slab for 5.00 feet; thence continue S00°05'46"W along said wall for 10.33 feet; thence N89°54'14"W along Unit 220 for 10.67 feet; thence continue N89°54'14"W for 41.56 feet; thence N69°10'37"W for 5.36 feet; thence N00°05'46"E for 35.77 feet; thence S89°54'14"E for 46.25 feet to the Point of Beginning.

Bearings are based on the plat of South Pointe Subdivision

Description of a Parcel of Land in South Pointe Subdivision lying in Section 21, Township 45 South, Range 24 East, Lee County, Florida. (Limited Common Element - Compass Pointe Unit

219) - Area East

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 21, Township 45 South, Range 24 East, and being a part of Tract 2 of South Pointe Subdivision as recorded in Plat Book 33 at Page 30, of the Public Records of said Lee County, and further bounded and described as follows:

Starting at a 4" x 4" concrete monument (set by Duane Hall & Associates, Inc., in December of 1979) marking the west end of a curve having a radius of 1220.00 feet, being the southerly right-of-way line of Camelot Drive (100 feet wide) as per the plat of said South Pointe Subdivision and to which point a radial line bears N00°24'16"E; thence southeasterly along said curve and said right-of-way through a central angle of 30°46'31" for 655.30 feet; thence S58°52'09"E along said right-of-way for 148.48 feet; thence S31°07'51"W for 46.22 feet to the beginning of a curve concave to the southeast having a radius of 65.00 feet; thence southerly along said curve through a central angle of 31°02'05" for 35.21 feet; thence S00°05'46"W for 198.63 feet to the Point of Beginning of the herein described parcel; thence N89°54'14"W for 31.39 feet to the northeast corner of Unit 219; thence S00°05'46"W along the outside surface of a C.B.S. wall for 16.67 feet; thence S89°54'14"E along the edge of a concrete patio for 6.33 feet; thence S00°05'46"W along said patio for 21.00 feet; thence S89°54'14"E for 25.06 feet; thence N00°05'46"E for 37.67 feet to the Point of Beginning.

Bearings are based on the plat of South Pointe Subdivision.  
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.

Dated: 03/27/2026

KEVIN C. KARNES,  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: T Mann  
Deputy Clerk

Brett Bleier, Esq.  
Roetzel & Andress, LPA  
999 Vanderbilt Beach Rd, Suite 401  
Naples, FL 34108  
(239) 649-6200  
April 3, 10, 2026 26-01250L

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386 and select the appropriate County name from the menu option  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
LV2069ZB-VZB

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 22-CP-002743

IN RE: The Estate of Mildred L Crosbie

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$813,500.00 are being held for Winifred Daniels in the registry of the court, deposited per order dated 03/31/2026, IN RE: The Estate of Mildred L Crosbie, deceased; case number 22-CP-002743.

The Clerk of the Circuit Court will deposit these funds with the Department of Financial Services no less than six months after the posting or the first publication of this notice, after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: March 31, 2026  
KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County, 1700 Monroe St. Ft. Myers, FL 33901  
By: s/ Christine Strufe Deputy Clerk  
Apr. 3; May 1, 2026 26-01261L

FIRST INSERTION

**NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 22-CP-002743

IN RE: The Estate of Mildred L Crosbie

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$813,500.00 are being held for Cindy Hayward in the registry of the court, deposited per order dated 02/17/2026, IN RE: The Estate of Mildred L Crosbie, deceased; case number 22-CP-002743.

The Clerk of the Circuit Court will deposit these funds with the Department of Financial Services no less than six months after the posting or the first publication of this notice, after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Dated: March 31, 2026  
KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County, 1700 Monroe St. Ft. Myers, FL 33901  
By: s/ Christine Strufe Deputy Clerk  
Apr. 3; May 1, 2026 26-01274L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001244

CITIZENS BANK, N.A., Plaintiff, vs. GRACE KO; JOONG JAE KIM, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated December 30, 2025, and entered in Case No. 25-CA-001244 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein Citizens Bank, N.A., is Plaintiff and Grace Ko; Joong Jae Kim, are Defendants, the Office of the Clerk of Kevin Karnes, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 23rd day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 22 AND 23, BLOCK 3930, CAPE CORAL SUBDIVISION. UNIT 54, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 403 SW 28th Place, Cape Coral, Florida 33991 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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.

Dated: 03/31/2026  
Kevin C. Karnes As Clerk of said Court (SEAL) By: T Mann As Deputy Clerk

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 25-400034  
April 3, 10, 2026 26-01265L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 362025CA004508A001CH PennyMac Loan Services, LLC, Plaintiff, vs. Erin Ann Williams a/k/a Erin A. Williams, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 362025CA004508A001CH of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Erin Ann Williams a/k/a Erin A. Williams; Country Pines of North Fort Myers Condominium Association, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the May 7, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 501, OF COUNTRY PINES, A CONDOMINIUM, PHASE II, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1639, PAGE 2179 THROUGH 2240, INCLUSIVE, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. TAX ID: 04-44-24-04-00000.5010

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.

Dated this 03/31/2026  
Kevin Karnes As Clerk of the Court (SEAL) By: T Mann As Deputy Clerk

Brock & Scott PLLC 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Attorney for Plaintiff File # 25-F01963  
April 3, 10, 2026 26-01266L

FIRST INSERTION

**NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION CASE NO.: 25-CA-006960

AMERIHOM MORTGAGE COMPANY LLC, Plaintiff, vs. DANIEL FELIPE TESARE PEROZO; MARIA FERNANDA SUAREZ OJITO, Defendants.

TO: MARIA FERNANDA SUAREZ OJITO; 801 NE 44TH ST CAPE CORAL, FL 33909 DANIEL FELIPE TESARE PEROZO; 4400 W SPRUCE ST APT 143 TAMPA, FL 33607

YOU ARE NOTIFIED that an action to foreclose to the following property in Lee County, Florida:

LOT 3, BLOCK 22, UNIT 6, PLAT OF SECTION 25 TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 518 LEROY AVE, LEHIGH ACRES, FL 33972.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, within 30 days, 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.

DATED on 03/26/2026  
KEVIN C. KARNES CLERK OF THE CIRCUIT COURT (SEAL) By: K Harris DEPUTY CLERK

SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd., Suite 302 Boca Raton, FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff  
April 3, 10, 2026 26-01206L

FIRST INSERTION

**NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION**

CASE NO. 25-CA-003746 PLANET HOME LENDING, LLC Plaintiff, vs. MARIA ATKINS, MICHEL R ATKINS, CALOOSA LAKES HOMEOWNERS' ASSOCIATION, INC., UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, MARCO PADILLA, P.A., UNKNOWN SPOUSE OF MARIA ATKINS, UNKNOWN SPOUSE OF MICHEL R ATKINS, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure Plaintiff entered in this cause on , in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as:

LOT 354, CALOOSA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2006000358513, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. and commonly known as: 10309 SILVER POND LN, LEHIGH ACRES, FL 33936; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.lee.realforeclose.com on May 21, 2026 at 9:00 AM

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

Dated this 03/31/2026  
Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: T Mann Deputy Clerk

Joseph Paggi (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328437/2426924/sg  
April 3, 10, 2026 26-01281L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION**

CASE NO.: 25-CA-005049 NEXUS NOVA LLC, Plaintiff, vs. CHRISTINE HARDER, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on March 31, 2026, in Case No. 25-CA-005049 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein NEXUS NOVA LLC is Plaintiff, and CHRISTINE H. HARDER, UNKNOWN SPOUSE OF CHRISTINE H. HARDER, and PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION, INC are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 21st day of May, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 1, PINES LAKES COUNTRY CLUB PHASE V, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE(S) 37 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH 1993 HOMES OF MERIT MOBILE HOME, ID #FLHMB-T59134479A, TITLE #64499044 AND ID #FLHMBT59134479B, TITLE #64499043. Also known as 9954 BARDMOOR CT, NORTH FORT MYERS, FL 33903

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 in accordance with Florida Statutes, Section 45.031.

Dated: 03/31/2026  
Kevin Karnes Clerk of Court, Lee County (SEAL) By: T Mann Deputy Clerk of Court  
April 3, 10, 2026 26-01280L

Kevin Karnes Clerk of Courts (SEAL) T Mann By Deputy Clerk

Mark R. Komray, Esq. / FBN: 879789 Cyrus S. Vaziri, Esq. / FBN: 1017435 1882 N. Tamiami Trail, #3434 Fort Myers, Florida 33918 mrk@komraylaw.com csv@komraylaw.com Office: (239) 330-2937 Counsel of Record for Plaintiff, Drake Ready Mix, Inc.

Kevin C. Karnes Clerk of Courts (SEAL) T Mann By Deputy Clerk  
April 3, 10, 2026 26-01291L

FIRST INSERTION

**NOTICE OF SALE Pursuant to Florida Statute, Chapter 45**

IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

**DIVISION: CIVIL CASE NO.: 25-CA-002345**

**DRAKE READY MIX, INC., a Florida profit corporation, Plaintiff, vs. DOM - LH, LLC, a Florida limited liability company, and WHITE CAP, L.P., a Florida limited partnership, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 21, 2026, and entered in Case No. 25-CA-002345 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein DRAKE READY MIX, INC, Plaintiff, and DOM - LH, LLC and WHITE CAP, L.P., Defendants, the Property as set forth in said Amended Final Judgment of Foreclosure and further described below ( herein the "Property") will be auctioned for sale to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for on-line auctions, at 9:00 o'clock A.M. on the 23rd day of April 2026, to wit:

LOT(S) 3 AND 4, BLOCK 2747, CAPE CORAL, UNIT 39, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 142 THROUGH 154, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

NOTICE OF COMMENCEMENT recorded 06/27/2023, INSTRUMENT # 2023000222202 of the Public Records of LEE COUNTY, Florida; PARCEL ID NO.: 35-43-23-C2-02747.0030; STREET ADDRESS: 2121 NW 3rd PL, CAPE CORAL, FLORIDA 33993

Dated in Lee County, Florida this 30th day of March 2026. 04/01/2026

Kevin C. Karnes Clerk of Courts (SEAL) T Mann By Deputy Clerk

Mark R. Komray, Esq. / FBN: 879789 Cyrus S. Vaziri, Esq. / FBN: 1017435 1882 N. Tamiami Trail, #3434 Fort Myers, Florida 33918 mrk@komraylaw.com csv@komraylaw.com Office: (239) 330-2937 Counsel of Record for Plaintiff, Drake Ready Mix, Inc.

Kevin C. Karnes Clerk of Courts (SEAL) T Mann By Deputy Clerk  
April 3, 10, 2026 26-01291L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

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

CIVIL DIVISION CASE NO.: 25-CC-7994

**GLADIOLUS GARDENS CONDOMINIUM ASSOCIATION, SECTION XIII, INC., Plaintiff, v. DAVE CALZARETTA, et al., Defendants.**

NOTICE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure filed on March 26, 2026, and entered in Case No. 25-CC-7994 of the County Court in and for Lee County, Florida, wherein Gladiolus Gardens Condominium Association, Section XIII, Inc., is the Plaintiff and Dave Calzaretta is the Defendant, that I will sell to the highest and best bidder for cash on www.lee.realforeclose.com at 9:00 AM on the 30th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 101 OF GLADIOLUS GARDENS CONDOMINIUM, SECTION XIII, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE(S) 499, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

Dated 04/01/2026  
Kevin C. Karnes, Clerk of Circuit Court (SEAL) By T Mann Deputy Clerk

Jason Hamilton Mikes, JD, MBA Hamilton Mikes, P.A. 8850 Terrene Court, Suite 110 Bonita Springs, Florida 34135 (239) 594-7227 Jason@HamiltonMikes.com  
April 3, 10, 2026 26-01290L

IV20906\_V11



**SAVE TIME**

Email your Legal Notice  
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION  
CONSTRUCTIVE SERVICE  
PERSONAL PROPERTY**  
IN THE COUNTY COURT OF LEE  
COUNTY, FLORIDA  
Case No: 25-CC-008035

Ally Bank  
v.  
**Jose Sierra Disla a/k/a Jose M Sierra  
Disla and Bernardo Perdomo Oliva  
a/k/a Bernardo S Perdomo Oliva  
Defendant(s).**

TO: Bernardo Perdomo Oliva a/k/a  
Bernardo S Perdomo Oliva: 16710 SW  
301st Street, Homestead, FL 33030  
Residence unknown, if living, includ-  
ing any unknown spouse of the said  
Defendants, if either has remarried and  
if either or both of said Defendants are  
dead, their respective unknown heirs,  
devises, grantees, assignees, credi-  
tors, lienors, and trustees, and all other  
persons claiming by, through, under  
or against the named Defendant(s);  
and the aforementioned named  
Defendant(s) and such of the aforemen-  
tioned unknown Defendants and such  
of the aforementioned unknown Defen-  
dants as may be infants, incompetents  
or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that  
a complaint for monetary damages and  
writ of replevin on personal property  
arising from contract has been com-  
menced to recover possession of the fol-  
lowing personal property, last known to  
be located in Lee County, Florida, more  
particularly described as follows:

2020 RAM 1500 (VIN No:  
1C6RREBTLN256252)  
This action has been filed against you  
and you are required to serve a copy

of your written defense, if any, upon  
LOGS LEGAL GROUP LLP, Attorneys  
for Plaintiff, whose address is 750 Park  
of Commerce Blvd., Suite 130, Boca  
Raton, FL 33487, on or before May 4,  
2026 after the first publication of this  
notice and file the original with the  
clerk of this court either before with  
service on Plaintiff's attorney or im-  
mediately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the Complaint.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Brooke Dean, Operations Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

WITNESS my hand and seal of this  
Court on the day of March 25, 2026.

Kevin C. Karnes  
Circuit and County Courts  
(SEAL) By: N Wright-Angad  
Deputy Clerk

LOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd., Suite 130,  
Boca Raton, FL 33487  
25-333834 RPO1 AYL  
April 3, 10, 17, 24, 2026

26-01286L

## FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 26-CA-000654

**LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.  
JORGE ARRANTE GARCIA AND  
YAZMIN CHAVEZ VALDES, et al.  
Defendant(s).**

TO: JORGE ARRANTE GARCIA,  
whose last known residences are: 733  
MIRROR LAKES DRIVE, LEHIGH  
ACRES, FL 33974; and 211 NW 47TH  
AVE, APT 1, MIAMI, FL 33126; and  
15322 SUNSET DR, APT. 23, MIAMI,  
FL 33193; and 2201 LUDLAM RD,  
APT 420, MIAMI, FL 33155  
TO: YAZMIN CHAVEZ VALDES,  
whose last known residences are: 211  
NW 47TH AVE, APT 1, MIAMI, FL  
33126; and 733 MIRROR LAKES  
DRIVE, LEHIGH ACRES, FL 33974;  
and 8445 HAMMOCKS BLVD, MI-  
AMI, FL 33193; and 15322 SUNSET  
DR, APT. 23, MIAMI, FL 33193  
and all parties having or claiming to  
have any right, title or interest in the  
property described in the mortgage be-  
ing foreclosed herein.

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

LOT 12, BLOCK 2, MIRROR  
LAKE ESTATES, SECTION

15, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST, LEHIGH  
ACRES, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
23, PAGES 81 THROUGH 85,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF LEE 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 Con-  
gress Avenue, Suite 100, Boca Raton,  
Florida 33487 within 30 days from  
Date of First Publication of this Notice  
and file the original with the clerk of  
this court either before service on Plain-  
tiff's attorney or immediately thereaf-  
ter; otherwise a default will be entered  
against you for the relief demanded in  
the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED  
ONCE A WEEK FOR TWO  
(2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of  
this Court at Lee County, Florida, this  
27th day of March, 2026.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: K Harris  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-339997  
April 3, 10, 2026

26-01253L

## FIRST INSERTION

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

Case No: 25-CA-004377  
**CARRINGTON MORTGAGE  
SERVICES, LLC,  
Plaintiff, vs.  
MICHELLE WEBSTER, ET AL.,  
Defendants.**

NOTICE IS HEREBY GIVEN that  
pursuant the Final Judgment of Fore-  
closure dated March 30, 2026, and  
entered in Case No. 25-CA-004377 of  
the Circuit Court of the TWENTIETH  
Judicial Circuit in and for Lee Coun-  
ty, Florida wherein CARRINGTON  
MORTGAGE SERVICES, LLC, is the  
Plaintiff and MICHELLE WEBSTER;  
TERRY WEBSTER; KRISTIN R.  
HAINES; WILLIAM M. HAINES; AD-  
MINISTRATOR OF THE U.S. SMALL  
BUSINESS ADMINISTRATION, AN  
AGENCY OF THE GOVERNMENT OF  
THE UNITED STATES OF AMERICA;  
SERVICE FINANCE COMPANY, LLC;  
UNKNOWN TENANT #1N/K/A ALISHA  
MARTIN, are Defendants, Kevin S.  
Karnes, Lee County Clerk of Courts,  
will sell to the highest and best bidder  
for cash at www.lee.realforeclose.com  
at 09:00 a.m. on May 14, 2026 the fol-  
lowing described property set forth in  
said Final Judgment, to wit:

LOT 24, BLOCK 19, UNIT 4,  
LEHIGH ACRES, SECTION  
09, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST, LEHIGH

ACRES, ACCORDING TO THE  
PLAT THEREOF RECORDED  
IN PLAT BOOK 27, PAGE 183,  
OF THE PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA  
Property Address: 669 Chattman  
St E, Lehigh Acres, FL 33974

Any person or entity claiming an in-  
terest in the surplus, if any, result-  
ing from the Foreclosure Sale, other  
than the property owner as of the date  
of the Lis Pendens, must file a claim  
with the Clerk no later than the date  
that the Clerk reports the funds as un-  
claimed. If you fail to file a claim,  
you will not be entitled to any remain-  
ing funds.

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

DATED March 30, 2026  
Kevin C. Karnes,  
Clerk of Court  
(SEAL) T Mann  
Deputy Clerk

/s/ Nick Geraci  
Nick Geraci, Esq.  
Florida Bar No. 95582  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:  
ngeraci@lenderlegal.com  
EService@LenderLegal.com  
LLS15077  
April 3, 10, 2026

26-01263L

## FIRST INSERTION

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

Case No. 25-CA-5918  
**ANTHONY AMOROSO,  
Plaintiff, v.  
PETER FOREMAN o/b/o PETER  
FOREMAN LIFE ESTATE and ADK  
SOHO FUND LP,  
Defendants.**

TO: Peter Foreman o/b/o Peter Fore-  
man Life Estate,  
5830 SW 64th Ave.  
Davie, FL 33314

YOU ARE NOTIFIED that a civil ac-  
tion to quiet title to a property located  
at 1504 Sara Ave. South, Lehigh Acres,  
FL 33976, particularly described as fol-  
lows:

Lot 6, Block 39, Unit 5, Section  
2, Township 45 South, Range 26  
East, Lehigh Acres, according to the  
map or plat thereof on file in the  
office of the Clerk of the Circuit  
Court, recorded in Plat Book  
15, Page 94, Public Records of  
Lee County, Florida.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to this action on  
Stephen C. Schahrer, Esq., of Boatman  
Ricci, the Plaintiff's attorney, whose  
address is 3021 Airport-Pulling Rd.,  
N., Suite 202, Naples, FL 34105, on or  
before May 6, 2026, and file the origi-  
nal 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.

This notice shall be published once  
each week for four (4) consecutive  
weeks in the Business Observer.

Dated this 27th day of March, 2026.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: K Harris  
As Deputy Clerk

Stephen C. Schahrer, Esq.,  
of Boatman Ricci,  
the Plaintiff's attorney,  
3021 Airport-Pulling Rd., N., Suite 202,  
Naples, FL 34105  
(CourtFilings@boatmanricci.com;  
scs@boatmanricci.com;  
tr@boatmanricci.com;  
nmm@boatmanricci.com)  
April 3, 10, 17, 24, 2026

26-01240L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR  
LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 26-CA-1557

**IN RE: FORFEITURE OF  
\$116,080 U.S. CURRENCY AND  
2021 TESLA MODEL Y  
(VIN: 5YJYGDEF7MF137768)**  
TO ALL PERSONS OR ENTITIES  
HAVING OR CLAIMING TO HAVE  
ANY RIGHT, TITLE OR INTEREST  
IN THE PROPERTY HEREIN DE-  
SCRIBED:

YOU ARE NOTIFIED that an action  
pursuant to the Florida Contraband  
Forfeiture Act has been filed by PE-  
TITIONER CARMINE MARCENO,  
as Sheriff of Lee County in the Circuit  
Court of the Twentieth Judicial Circuit  
in and for Lee County, Florida request-  
ing that the \* be forfeited to the Peti-  
tioner, SHERIFF CARMINE MARCENO,  
for the use and benefit of the LEE  
COUNTY SHERIFF'S OFFICE.

You are further advised that the  
LEE COUNTY SHERIFF'S OFFICE  
is presently holding the above de-  
scribed \$116,080.00 U.S. Currency and  
2021 Tesla Model Y (VIN: 5YJYGDE-  
F7MF137768).

You are required to file a copy of your  
written defenses, if any, to said forfei-  
ture action on JOHN HOLLOWAY,  
Petitioner's attorney, whose address is  
Lee County Sheriff's Department, Legal  
Division, 14750 Six Mile Cypress Park-  
way, Fort Myers, Florida 33912, by mail  
within 30 days of first publication, and  
file the original with Clerk of the Court  
either before service on Petitioner's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint.

Dated this day of 03/30/2026  
KEVIN KARNES  
Clerk of Court  
(SEAL) By: N Wright-Angad  
Deputy Clerk

John Holloway, Esquire  
LEE COUNTY SHERIFF'S OFFICE  
LEGAL DIVISION  
14750 Six Mile Cypress Parkway  
Fort Myers, Florida 33912  
(239) 477-1294  
E-mail: JHolloway@SheriffLeeFL.org  
Secondary:  
E.Service@SheriffLeeFL.org  
By: John Holloway  
Florida Bar No.: 376840  
April 3, 10, 2026

26-01255L

## FIRST INSERTION

**NOTICE OF ACTION;  
CONSTRUCTIVE SERVICE -  
PROPERTY**

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

CASE NO.: 26-CA-000856  
**AMERIHOME MORTGAGE  
COMPANY LLC,  
Plaintiff, vs.  
ARELIO DE LA TORRES A/K/A  
ARELIO DEL LA TORRES;  
MIRIAM LUCIA LARA,  
Defendants.**

TO: ARELIO DE LA TORRES A/K/A  
ARELIO DEL LA TORRES; 708 LIN-  
COLN AVE, LEHIGH ACRES, FL  
33972

YOU ARE NOTIFIED that an action  
to foreclose to the following property in  
Lee County, Florida:

LOT 8, BLOCK 43, UNIT 11,  
SECTION 28, TOWNSHIP 44  
SOUTH, RANGE 27 EAST, LE-  
HIGH ACRES, ACCORDING  
TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
15, PAGE(S) 42, OF THE PUB-  
LIC RECORDS OF LEE COUN-  
TY, FLORIDA.

Also known as 708 LINCOLN  
AVE, LEHIGH ACRES, FL  
33972.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Sokolof  
Remtulla, LLP, the plaintiff's attorney,  
whose address is 1800 NW Corporate  
Blvd., Suite 302, Boca Raton, FL 33431,  
within 30 days, and file the original  
with the clerk of this court either be-  
fore service on the plaintiff's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the complaint or  
petition.

DATED ON 03/26/2026

KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: K Harris  
DEPUTY CLERK

SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Suite 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
April 3, 10, 2026

26-01212L

## FIRST INSERTION

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

CASE NO.: 26-CA-000861  
**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY IN ITS CAPACITY AS  
OWNER TRUSTEE FOR CASCADE  
FUNDING MORTGAGE TRUST  
AB2,  
Plaintiff, vs.  
JACLYNN WILLOW; et al.,  
Defendant(s).**

TO: Jaclynn Willow  
Last Known Residence: 8701 Estero  
Blvd, #605 Fort Myers Beach, FL 33931  
TO: Unknown Spouse of Jaclynn Wil-  
low

Last Known Residence: 8701 Estero  
Blvd, #605 Fort Myers Beach, FL 33931

YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the following  
property in Lee County, Florida:

UNIT 605, LOVERS KEY  
BEACH CLUB CONDOMINI-  
UM, A CONDOMINIUM AC-  
CORDING TO THE CONDO-  
MINIUM DECLARATION, AS  
RECORDED IN OFFICIAL  
RECORD BOOK 1731, AT  
PAGES 4456 THROUGH 4502,  
INCLUSIVE, AND AS SUBSE-  
QUENTLY AMENDED, AND  
CONDOMINIUM BOOK 9,  
PAGE 113 THROUGH 117, IN-  
CLUSIVE, ALL IN THE PUB-  
LIC RECORDS OF LEE COUN-  
TY, FLORIDA, TOGETHER  
WITH ALL APPURTENANCES  
THEREUNTO.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on ALDRIDGE  
PITE, LLP, Plaintiff's attorney, at 401  
W. Linton Blvd. Suite 202-B Delray  
Beach, FL 33444, within 30 days of  
publication, and file the original with  
the clerk of this court either before  
service on Plaintiff's attorney or im-  
mediately thereafter; otherwise a default  
will be entered against you for the relief  
demanded in the complaint or petition.  
Dated on 03/30/2026.

Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: N Wright-Angad  
As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
1395-1206B  
Ref# 16612  
April 3, 10, 2026

26-01259L

## FIRST INSERTION

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

COUNTY CIVIL COURT  
CASE NO.: 25-CC-007016  
**JAIRO JUNIOR DE LAS AGUAS  
RADA,  
Plaintiff, vs.  
VERTU RBS REFERENCE: V0079,  
A UNITED KINGDOM COMPANY  
Defendant.**

Defendant, VERTU RBS REFER-  
ENCE: V0079, A UNITED KINGDOM  
COMPANY, YOU ARE NOTIFIED that  
an action to Quiet Title to the following  
property in Lee County, Florida:

LOT 16, BLOCK 48, UNIT 12,  
LEHIGH ACRES, TOWNSHIP  
44 SOUTH, RANGE 27 EAST,  
ACCORDING TO THE MAP OR  
PLAT THEREOF, ON FILE IN  
THE OFFICE OF THE CLERK  
OF THE CIRCUIT COURT, RE-  
CORDED IN DEED BOOK 254,  
PAGE 75 AND PLAT BOOK 15,  
PAGE 17, PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA.;  
1507 Thompson Ave., Lehigh  
Acres, FL 33972,

has been filed against you. You are re-  
quired to serve a copy of your written  
defenses, if any, to the action on plain-  
tiff, JAIRO JUNIOR DE LAS AGUAS  
RADA's attorney, whose address is  
7821 N DALE MABRY HWY, STE 110,  
TAMPA, FL 33614, on or before May  
04, 2026, and file the original with the  
clerk of this court either before service  
on plaintiff's attorney or immediately  
after service; otherwise, a default will  
be entered against you for the relief  
demanded in the complaint or petition.

Signed on the 23rd day of March,  
2026

Kevin C. Karnes  
As Clerk of Court  
(SEAL) By: K Harris  
As Deputy Clerk

April 3, 10, 17, 24, 2026

26-01203L

## FIRST INSERTION

**NOTICE OF CIVIL ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTION  
CASE NO. 25-CA-6387

**PALMETTO POINT  
ASSOCIATION, INC., a Florida not  
for profit corporation,  
Plaintiffs, vs.  
RONALD CUFF and BRITTANY  
CUFF,  
Defendants.**

TO: RONALD CUFF and BRITTANY  
CUFF

COMES NOW, the Plaintiff, PAL-  
METTO POINT ASSOCIATION, INC.,  
a Florida not for profit corporation, by  
and through the undersigned attorney,  
and hereby gives notice that a civil ac-  
tion has been instituted on the above  
action, and is now pending in the Cir-  
cuit Court of the State of Florida, Coun-  
ty of Lee, on November 20th 2025. Case  
No: 2025-CA-6387

1. This is an action for injunctive re-  
lief.

2. Defendants are the fee simple  
owner of the following described real  
property:

Lot 13, Palmetto Point, accord-  
ing to plat thereof as recorded  
in Plat Book 29, Page 21, Public  
Records of Lee County, Florida.  
STRAP:  
29-45-24-15-00000.0130

More commonly known as 6811  
Danah Ct., Fort Myers, Florida  
33908 ("subject property").

You are required to serve an Answer  
to this action upon: RICHARD M.  
RICCIARDI, JR., ESQUIRE OF YOUR  
ADVOCATES, P.A., Plaintiff's attorney,  
whose address is 2050 McGregor Blvd.,  
Fort Myers, FL 33901, on or before May  
6, 2026, and file the original with the  
clerk of this court at Lee County Justice  
Center, 1700 Monroe Street, Fort My-  
ers, Florida 33901, either before service  
on Plaintiff's attorney or immediately  
thereafter.

You must keep the Clerk of the Cir-  
cuit Court's office notified of your cur-  
rent address. Future papers in this  
lawsuit will be mailed to the address on  
record at the clerk's office.  
DATED THIS 27th DAY OF March,  
2026.

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: K Harris  
Deputy Clerk

/s/ Richard M. Ricciardi Jr., Esq.  
Richard M. Ricciardi, Jr., Esq.  
Florida Bar No. 90567  
Your Advocates, PA  
Attorney for Plaintiff  
2050 McGregor Blvd.  
Fort Myers, FL 33901  
(239) 689-1096 (Telephone)  
(239) 791-8132 (Facsimile)  
astevens@your-advocates.org  
April 3, 10, 2026

26-01242L

## FIRST INSERTION

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

CASE NO.: 2026-CA-1249  
**LIBER HORIZON, LLC,  
Plaintiff, v.  
FIFTH THIRD BANK, N.A.,  
successor by merger to Dividend  
Solar Finance, LLC,  
Defendant.**

To: FIFTH THIRD BANK, N.A., suc-  
cessor by merger to Dividend Solar Fi-  
nance, LLC  
YOU ARE HEREBY NOTIFIED that  
an action to Quiet Title to real property  
described as:

LEHIGH ACRES UNIT 4 BLK  
34 PB 15 PG 61 LOT 19 More  
Commonly Known as: 2916 47th  
Street West, Lehigh Acres, Flori-  
da 33971

has been filed by Plaintiff, LIBER HO-  
RIZON, LLC, and you are required to  
serve a copy of your written defenses, if  
any, on Alisa Wilkes, Esq., 13400 Sut-  
ton Park Dr. S., Suite 1204, Jack-  
sonville, FL 32224. (904)620-9545 on or  
before May 4, 2026 and file the original  
with the Clerk of Court and Plaintiff's  
attorney, otherwise a default and judg-  
ment will be entered against you for the  
relief demanded.

Witness my hand and the seal of this  
court on this 25th day of March, 2026.

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: K Harris  
Deputy Clerk

Alisa Wilkes, Esq.  
Wilkes & Mee, PLLC  
13400 Sutton Park Dr. S, Suite 1204  
Jacksonville, FL 32224  
April 3, 10, 17, 24, 2026

26-01204L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-006732

**PENNYMAC LOAN SERVICES,  
LLC,  
Plaintiff, vs.  
KRISTEN LEIGH ALFORD A/K/A  
KRISTEN ALFORD, et al.,  
Defendant.**

To: KRISTEN LEIGH ALFORD A/K/A  
KRISTEN ALFORD  
911 NE 35TH LN  
CAPE CORAL, FL 33909  
UNKNOWN SPOUSE OF KRISTEN  
LEIGH ALFORD A/K/A KRISTEN  
ALFORD

911 NE 35TH LN  
CAPE CORAL, FL 33909  
UNKNOWN TENANT IN POSSES-  
SION 1

911 NE 35TH LN  
CAPE CORAL, FL 33909  
UNKNOWN TENANT IN POSSES-  
SION 2

911 NE 35TH LN  
CAPE CORAL, FL 33909  
LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that  
an action to foreclose Mortgage cover-  
ing the following real and personal  
property described as follows, to-wit:

LOTS 71 AND 72, BLOCK 55

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
CIVIL ACTION  
Case No. 26-CA-001566

**DUNG TRUONG, Plaintiff, v. ELIZABETH SCHENK, if living, and if deceased, her unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against her; WILLIAM SCHENK, deceased, and his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; ALL UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN, OR CLAIM IN THE PROPERTY DESCRIBED HEREIN, Defendants.**

TO: ELIZABETH SCHENK, if living, and if deceased, her unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against her; WILLIAM SCHENK, deceased, and his unknown heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against him; ALL UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN, OR CLAIM IN THE PROPERTY DESCRIBED HEREIN

YOU ARE NOTIFIED that an action to quiet title to real property located in Lee County at 2802 Santa Barbara Blvd N, Cape Coral, Florida 33993, and described as follows:

LOT 33, BLOCK 2762, UNIT 40, CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 81-97 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2802 Santa Barbara Blvd N, Cape Coral, Florida 33993.  
Parcel ID: 26-43-23-C2-02762.0330 ("Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Reinaldo Rodriguez, Esq., McIntyre & Bermudez, PLLC, 1520 Royal Palm Square Blvd., Suite 210, Fort Myers, Florida 33919 on or before May 11, 2026 or within thirty (30) days after first publication of the notice and file the original with the Clerk of the above-styled 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 to Quiet Title.

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 Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, 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: 03/31/2026  
KEVIN C. KARNES - Clerk of Court (SEAL) By: K Harris Deputy Clerk

Reinaldo Rodriguez, Esq., McIntyre & Bermudez, PLLC, 1520 Royal Palm Square Blvd., Suite 210, Fort Myers, Florida 33919  
April 3, 10, 17, 24, 2026

26-01278L

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
Case No.: 26-CA-000943

**THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ITS SUCCESSORS OR ASSIGNS, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTEL GORDON, DECEASED; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).**

To the following Defendant(s): THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTEL GORDON, DECEASED

326 Hamilton Ave Lehigh Acres, FL 33972

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 1, BLOCK 56, UNIT 11, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 57, IN

THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
a/k/a 326 Hamilton Ave, Lehigh Acres, FL 33972

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Ft Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer 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.

This notice is provided pursuant to Administrative Order No. 2.065.

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 Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, 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 this day of 03/31/2026

Kevin C. Karnes As Clerk of the Court (SEAL) By N Wright-Angad As Deputy Clerk

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Ft Lauderdale, FL 33324  
April 3, 10, 2026

26-01277L

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
GENERAL JURISDICTION DIVISION  
CASE NO. 26-CA-000172

**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. GRETA HENDRICK, et al. Defendant(s).**

TO: GRETA HENDRICK, UNKNOWN SPOUSE OF GRETA HENDRICK, whose last known residences are: 314 NE 11TH ST, CAPE CORAL, FL 33909; and 105 MAXESS RD, SUITE S124, MELVILLE, NY 11747

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

LOTS 7 AND 8, BLOCK 2421, CAPE CORAL UNIT 34, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE(S) 74 THROUGH 86, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE 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 Avenue, Suite 100, Boca Raton, Florida 33487 within /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 PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Lee County, Florida this day of 03/31/2026

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: N Wright-Angad DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: fmail@raslg.com 25-376553  
April 3, 10, 2026

26-01294L

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY**  
GENERAL JURISDICTION DIVISION  
CASE NO. 25-CA-006514

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ALEXANDRA SKII BEAUCHAMP, et al., Defendant.**

To: DANIEL JAMES BEAUCHAMP 391 PALORA AVENUE, LEHIGH ACRES, FL 33974

UNKNOWN TENANT IN POSSESSION 1 391 PALORA AVENUE, LEHIGH ACRES, FL 33974

UNKNOWN TENANT IN POSSESSION 2 391 PALORA AVENUE, LEHIGH ACRES, FL 33974

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 3, BLOCK 74, PLAT OF SOUTHWOOD, UNIT 14, SECTION 7, TOWNSHIP 45 SOUTH, RANCE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of 03/31/2026

Kevin C. Karnes CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) BY: N Wright-Angad Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801

Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-13918FL  
April 3, 10, 2026

26-01289L

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION

**Notice of Self Storage Sale**

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 4/14/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Alphonso Robinson; Rachel Wilson. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Mar. 27; Apr. 3, 2026 26-01159L

SECOND INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

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

Case No.: 26-DR-001534  
Judge: Swift, Carolyn D

**Katherine Miranda, Petitioner, and Dany Miranda, Respondent,**  
TO: Dany Miranda  
Address unknown, Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Katherine Miranda, whose address is 2141 Gardenia Circle W, North Ft. Myers, FL 33917 on or before 4/13/2026, and file the original with the clerk of this Court at 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: 3/4/26

CLERK OF THE CIRCUIT COURT (SEAL) By: TM Deputy Clerk  
Mar. 27; Apr. 3, 10, 17, 2026

26-01183L

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 mpinellasclerk.gov
- POLK COUNTY polkcountyclerk.net
- ORANGE COUNTY myorangeclerk.com

--- ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of Laurence Ross Jackson on the 14th day of April 2026 at 11:00 a.m., on property at 16500 Slater Road, Lot #62, Ft. Myers, Lee County, Florida 33917, in Julia Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1976 DORA Mobile Home  
VIN No.: 07166172  
Title No.: 14000431  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303  
Mar. 27; Apr. 3, 2026 26-01150L

SECOND INSERTION

**Notice of Self Storage Sale**

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 4/14/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. James Koches. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Mar. 27; Apr. 3, 2026 26-01160L

FOURTH INSERTION

**NOTICE OF ACTION OF PETITION FOR DISSOLUTION OF MARRIAGE AND OTHER RELIEF IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
FAMILY DIVISION  
CASE NO.: 25-DR-9187

**IN RE: THE MARRIAGE OF: EPHRAIM PLUMMER Petitioner, and ELMEINA PLUMMER Respondent.**  
TO: ELMEINA PLUMMER 1273 East 85th Street Brooklyn, NY 11236

Physical Description: Age: 74; Race: Black; Hair Color: Black; Height: approximately 5'4"; Date of Birth: January 8, 1952

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage and Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner, EPHRAIM PLUMMER, to Jacob Lloyd Barrett, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before April 15, 2026 and file the original with the Clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated: 03/06/2026

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk  
Mar. 13, 20, 27; Apr. 3, 2026

26-00975L

SECOND INSERTION

**NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA, GUARDIANSHIP ACTION  
24-GA-000351

**IN RE: The Guardianship of Velinda Lathrom**

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:

IN RE: The Guardianship of Velinda Lathrom, Person Subject to Guardianship

Case number 24-GA-000351, \$7956.85 (less the cost of publication); Patrick C Weber, as Guardian, deposited these funds per order entered on 03/03/2026, on behalf of Velinda Lathrom.

The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.

Dated: March 03, 2026

KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County 1700 Monroe St. Ft. Myers, FL 33901  
By: s/ Christine Strufe Deputy Clerk  
Mar. 6; Apr. 3, 2026 26-00880L

**SAVE TIME**



**Email your Legal Notice**  
legal@businessobserverfl.com  
Deadline Wednesday at noon • Friday Publication

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

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

**PUBLISH YOUR LEGAL NOTICE**

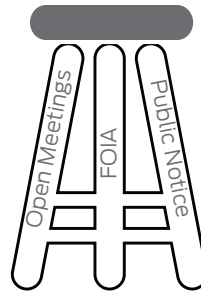
Call 941-906-9386 and select the appropriate County name from the menu.

or email  
legal@businessobserverfl.com

Business Observer

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

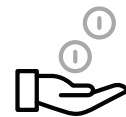


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

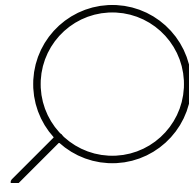


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

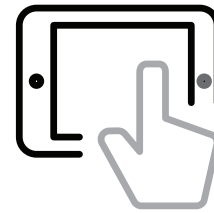
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



**Types Of Public Notices**

**Citizen Participation Notices**

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

**Commercial Notices**

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

**Court Notices**

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

**Stay Informed, It's Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

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# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



### Types Of Public Notices

#### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates

- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

#### Commercial Notices

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

#### Court Notices

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

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## --- ESTATE / ACTIONS / SALES / PUBLIC SALES ---

## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 4/16/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

1536	Kathy Huber	Art, Appliances
1388	Brian Gosselin / Live The Commission, Inc.	Furniture, TV, Boxes
1675	Barbara Mantooh	Tools, Boxes, Furniture
1404	Joyce Cunningham	Bike, Boxes, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239) 291-9388

March 27; April 3, 2026

26-01142L

## FOURTH INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT, IN AND  
FOR LEE COUNTY, FLORIDA  
CASE No.: 26-CA-000929

## CENK HOLDINGS LLC,

## Plaintiff, vs.

## PETER FOREMAN,

## Defendant,

TO: PETER FOREMAN, and all others claiming by, through and under PETER FOREMAN,

YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Lee County, Florida:

Parcel 1:  
Lot 14, Block 97, Unit 9, Section 1, Township 45 South, Range 26 East, a Subdivision of Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 93, of the Public Records of Lee County, Florida. A/K/A 2612 18TH ST SW, LEHIGH ACRES, FL 33976 ("Parcel 1").

Parcel 2:  
Lot 15, Block 27, Unit 3, Section 13, Township 45 South, Range 26 East, a Subdivision of Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 99, of the Public

Records of Lee County, Florida. A/K/A 2808 53RD ST SW, LEHIGH ACRES, FL 33976 ("Parcel 2").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before April 20, 2026, 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.

DATED this 10th day of March, 2026.

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: K Harris  
As Deputy Clerk

J.D. Manzo,  
Manzo & Associates, P.A.,  
Plaintiff's attorney,  
4767 New Broad Street,  
Orlando, FL 32814,  
telephone number (407) 514-2692  
Mar. 13, 20, 27; Apr. 3, 2026

26-00992L

## SECOND INSERTION

## Notice of Public Sale

Notice of Public Auction for monies due on storage units. The auction will be held on April 16 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of those units will be sold are as follows.

FACILITY 79 4340 Kernel Cir Fort Myers, FL 33916		
NAME	UNIT	BALANCE
Joan Richards-Summers	7146	489.9
Katerina Benavente Sanchez	6013	312.7
FACILITY 71 4457 Kernel Cir Fort Myers, FL 33916		
NAME	UNIT	BALANCE
Tamslyn Ravensoul	4006	539.9
Linda Houston	4032	1,048.70
arias dixon	2140	369.9
ROCCO RUZZO	1149	337.8
NAJAT MORGAN	2146	427.8
TREVOR FLETCHER	4054	305.8
ANTOINETTE WELLS	1106	319.9
Benjamin Rodriguez	1103	319.9
Barry Kostiner	105	493.8
ANTOINETTE WELLS	1114	425.8
STEPHEN DUDASH	4014	1,323.60
FACILITY 25 16901 N. Cleveland Ave N. Fort Myers, FL 33903		
NAME	UNIT	BALANCE
ryan gray	3101	279.9
shelley safly	1063	589.9
Yuselys Toledo Millares	1231	269.9
HELEN MAZZIOTTA	3106	279.9
pamela brooks	3081	515.6
March 27; April 3, 2026		

26-01161L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
File No. 26-CP-0819Division: Probate  
IN RE: ESTATE OF  
BARBARA M. WHITTON A/K/A  
BARBARA A. WHITTON  
Deceased.

The administration of the estate of Barbara M. Whitton A/K/A Barbara A. Whitton, deceased, whose date of death was December 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is March 27, 2026.

## Personal Representative:

## Mary K. Riley

345 Banyan Blvd, Unit 1500  
West Palm Beach, Florida 33401

## James Tully Beatty, Jr.

181 Steamboat Pkwy  
Reno, Nevada 89521

Attorney for Personal Representative:

Hayley E. Donaldson, Attorney  
Florida Bar Number: 1002236

Sheppard Law Firm  
9100 College Pointe Court  
Fort Myers, FL 33919

Telephone: (239) 334-1141  
Fax: (239) 334-3965

E-Mail: donaldson@sbslaw.com  
Secondary E-Mail:

tcorsini@sbslawfirm.com  
Mar. 27; Apr. 3, 2026

26-01173L

## FOURTH INSERTION

AMENDED NOTICE OF ACTION  
FOR DISSOLUTION OF  
MARRIAGE  
(NO CHILD OR FINANCIAL  
SUPPORT)

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

CASE NO: 25-DR-00909  
DIVISION: AIN RE: The Marriage of  
Chelsea Marie Pettis  
Petitioner

## and

Talmadge Joseph Thomas  
Respondent

TO: Talmadge Joseph Thomas  
3038 Canary Lane, Midlothian, Texas  
76065

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Chelsea Marie Pettis whose address is 4926 Sailboat Drive, Fort Lauderdale, Florida 33312 on or before 4/14/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

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

Dated: 03/05/2026  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: CR  
Deputy Clerk  
Mar. 13, 20, 27; Apr. 3, 2026

26-00990L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000225  
IN RE: ESTATE OF  
Edward W. Fischer  
Deceased.

The administration of the estate of Edward W. Fischer, deceased, whose date of death was May 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King, Jr., Blvd., 2nd Floor, Fort Myers, FL 33901 (P.O. Box 2469, Fort Myers, FL 33902). The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is March 27, 2026.

Gordon H. Coffman  
Personal Representative

12651 McGregor Blvd.  
Suite 102  
Fort Myers, FL 33919

Douglas E. Hoover  
Attorney for Personal Representative  
Fla. Bar No. 177535

6660 N. High Street 2E  
Worthington, OH 43085-2537

Telephone: 614-436-1001  
Email: diggerhoov@aol.com

Mar. 27; Apr. 3, 2026

26-01177L

## SECOND INSERTION

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

## Case No. 25-CA-003975

Truist Bank,  
Plaintiff, vs.  
Marcelino Aguila, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-003975 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Truist Bank is the Plaintiff and Marcelino Aguila; Richard McGee a/k/a Richard Mc Gee; Bay Pointe at Bonita Bay Condominium Association, Inc.; Bonita Bay Community Association, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00AM on the 25th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT P-202, BAY POINTE AT BONITA BAY CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2801, PAGE 805 AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 29-47-25-B4-0440P.0202

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.

Dated this 03/24/2026

Kevin Karnes  
As Clerk of the Court  
(SEAL) By: T Mann  
As Deputy Clerk

Brock & Scott PLLC  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Attorney for Plaintiff  
File # 25-F01756  
Mar. 27; Apr. 3, 2026

26-01197L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-3893  
Division Probate  
IN RE: ESTATE OF  
KAREN E. NOACK,  
Deceased.

The administration of the estate of Karen E. Noack, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1800 Monroe StFort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is March 27, 2026.

## Personal Representative:

## Mark Sheets

13411 Seaside Harbour Drive  
North Fort Myers, FL 33903

Attorney for Personal Representative:  
Blake P. Hampton

E-Mail Addresses:  
nosolicitation@hampton.law

frontdesk@hampton.law  
Florida Bar No. 99434

Hampton Law  
8931 Conference Dr Suite 2  
Fort Myers, FL 33919

Telephone: (239) 309-0090

Mar. 27; Apr. 3, 2026

26-01170L

## SECOND INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION

## CASE NO. 25-CA-006146

NEW AMERICAN FUNDING, LLC  
FKA BROKER SOLUTIONS INC.  
DBA NEW AMERICAN FUNDING,  
Plaintiff, vs.  
RICHARD WISE, et al.,  
Defendants.

To: RICHARD WISE, 1429 NE 1ST AVE, CAPE CORAL, FL 33909  
RENEE WISE, 1429 NE 1ST AVE, CAPE CORAL, FL 33909  
UNKNOWN TENANT IN POSSESSION 1, 1429 NE 1ST AVE, CAPE CORAL, FL 33909  
UNKNOWN TENANT IN POSSESSION 2, 1429 NE 1ST AVE, CAPE CORAL, FL 33909

LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:  
LOTS 7 AND 8, BLOCK 2462, CAPE CORAL UNIT 34, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 74 THROUGH 86, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 24th day of March, 2026.

Kevin C. Karnes  
CLERK OF COURT OF LEE COUNTY

As Clerk of the Court  
(SEAL) By: K Shoap  
Deputy Clerk

MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
24-09861FL  
Mar. 27; Apr. 3, 2026

26-01199L

## THIRD INSERTION

NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
(NO CHILD OR  
FINANCIAL SUPPORT)  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA

## CASE NO: 26-DR-001824

IN RE: The Marriage of  
Winston Joe Green  
Petitioner andLa Tia Tenay Green  
Respondent

TO: La Tia Tenay Green  
43060 Yaffa Street,  
Lancaster, California 93535

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Winston Joe Green whose address is 16851 NE 21st Avenue, Apt. 2, North Miami Beach, Florida 33162 on or before date 4/22/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: 03/13/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT

(SEAL) By: I Cardelle  
Deputy Clerk

Mar. 20, 27; Apr. 3, 10, 2026

26-01106L

## SECOND INSERTION

NOTICE OF ACTION FOR  
PUBLICATION  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDACase No.: 25-DR-5635  
Division: Trent ReichlingIN RE THE MARRIAGE OF:  
DANIELLE MARIA STAKICH,  
Petitioner,  
and  
EDSON WENDELL CANALES  
GALARZA,  
Respondent.

TO: Edson Wendell Canales Galarza  
9220 SW 3rd Street, Apt. 950  
Boca Raton, Florida 33428

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Colette Rodgers, Esquire, of Rodgers Law Firm, P.A., Petitioner's attorney, whose address is 3046 Del Prado Blvd. S., Suite 1A1, Cape Coral, Florida 33904, on or before 04/29/2026, and file the original with the clerk of this court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

DATED this 20th day of March, 2026.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT

(SEAL) By: C Russo  
Deputy Clerk

Mar. 27; Apr. 3, 10, 17, 2026

26-01179L

## SECOND INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT OF THE  
20th JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA  
CASE NO: 25-CC-006735TOWN HALL AMENITIES  
CENTER ASSOCIATION, INC.,  
a not-for-profit Florida corporation,  
Plaint

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-544  
Division Probate  
IN RE: ESTATE OF  
RICHARD LORENZO JONES  
Deceased.

The administration of the estate of Richard Lorenzo Jones, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is March 27, 2026.

**Personal Representative:**  
**Teresa Sherrell Jones**  
143 23rd St.  
Columbus, Georgia 31901  
Attorney for Personal Representative:  
Douglas A. Dodson, II  
Florida Bar Number: 126439  
DORCEY LAW FIRM PLC  
10181 Six Mile Cypress Parkway, Ste C  
Fort Myers, FL 33966  
Telephone: (239) 418-0169  
Fax: (239) 418-0048  
E-Mail: douglas@dorceylaw.com  
Secondary E-Mail:  
probate@dorceylaw.com  
Mar. 27; Apr. 3, 2026 26-01132L

## SECOND INSERTION

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

**CIVIL ACTION**  
Case No. 25-CA-5764  
**SAIL HARBOUR AT**  
**HEALTHPARK HOMEOWNERS'**  
**SUB-ASSOCIATION, INC.**

**Plaintiff, v.**  
**STACY GEISLER,**  
**Defendants**

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated March 18, 2026, entered in Civil Case No. 2025-CA-005764 of the County Court of the Twentieth Judicial Circuit in and for Lee County, I will sell to the Highest and Best Bidder for Cash by electronic sale beginning at 9:00 a.m. on the prescribed date at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) on April 16, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 6, BLOCK 62, SAIL HARBOUR AT HEALTHPARK, according to the Plat thereof, recorded in Instrument No. 2005000068039, of the Public Records of Lee County, Florida

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

Kevin C. Karnes  
Clerk of Court  
(SEAL) By: T. Mann  
Deputy Clerk  
Mar. 27; Apr. 3, 2026 26-01108L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
File No. 26-CP-0572  
Division: Probate  
IN RE: ESTATE OF  
KAY LOUISE PETERS  
Deceased.

The administration of the estate of Kay Louise Peters, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is March 27, 2026.

**Personal Representative:**  
**Richard L. Peters**  
211 E. 70th St #11G  
New York, New York 10021  
Attorney for Personal Representative:  
Hayley E. Donaldson  
Attorney  
Florida Bar Number: 1002236  
Sheppard Law Firm  
9100 College Pointe Court  
Fort Myers, FL 33919  
Telephone: (239) 334-1141  
Fax: (239) 334-3965  
E-Mail: donaldson@sbshlaw.com  
Secondary E-Mail:  
tcorsini@sbshlaw.com  
Mar. 27; Apr. 3, 2026 26-01137L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL  
CIRCUIT COURT IN AND FOR LEE,  
FLORIDA

**PROBATE DIVISION**  
File No.: 2026-CP-333  
IN RE: THE ESTATE OF  
ANNA M. BARNETT

The administration of the estate of Anna M. Barnett, deceased, File Number 2026-CP-333, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is March 27, 2026.

**Raymond Matt Barnett**  
**Personal Representative**  
/s/ Jeffrey Perlow  
Jeffrey S. Perlow, Esq.  
Attorney for Personal Representative  
Florida Bar No.: 354759  
5425 Park Central Court  
Naples, Florida 34109  
(239) 514-2910  
jeffperlow@hotmail.com  
Mar. 27; Apr. 3, 2026 26-01138L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000732  
IN RE: ESTATE OF  
ANTHONY JOSEPH FREELAND  
Deceased.

The administration of the estate of Anthony Joseph Freeland, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King, Jr. Boulevard, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is March 27, 2026.

**Personal Representative:**  
**George Thomas Freeland**  
4830 Griffin Boulevard  
Fort Myers, Florida 33908  
Attorney for Personal Representative:  
/s/ Thomas F. LaTorre  
Thomas F. LaTorre, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 1044329  
SAFE HARBOR LAW FIRM  
27821 S. Tamiami Trail, Suite 2  
Bonita Springs, Florida 34134  
Telephone: (239) 317-3116  
E-Mail: tom@safcharborlawfirm.com  
Mar. 27; Apr. 3, 2026 26-01133L

## SECOND INSERTION

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

**PROBATE DIVISION**  
Case No: 25-CP-3618  
IN RE: ESTATE OF  
SANDERS L. GREEN  
Deceased.

The administration of the estate of SANDERS GREEN deceased, whose date of death was April 13th, 2025, is pending in the Circuit Court for Lee, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors must file claims within 3 months after the date of the first publication of this notice. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is March 27th, 2026.

/s/ Alexandra Riley  
**Alexandra Riley-**  
**Personal Representative**  
/s/ Donald Isaac  
Donald Isaac Attorney at Law  
Florida Bar No. 394106  
5237 Summerlin Commons Blvd.  
Suite 310  
Fort Myers, FL 33916  
239-275-2200  
disaac@donaldisaaclaw.com  
Mar. 27; Apr. 3, 2026 26-01149L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-0868  
Division: Probate  
IN RE: ESTATE OF  
AUSTIN PATRICK BYL  
Deceased.

The administration of the estate of Austin Patrick Byl, Deceased, whose date of death was October 17, 2021, is pending in the Circuit court for Lee County, Florida Probate Division, file number 26-CP-0868; the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in F.S. § 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

All creditors of the Decedent and other persons, who have claims or demands against Decedents' estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of the notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, 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 ON THE 27 DAY OF March, 2026.

**Patrick Byl**  
**Petitioner**  
Respectfully submitted,  
FOR THE FIRM  
ALBERT MATTHEWS PLLC  
Albert L. Alguadich, Jr., Esq.  
(FBN 98438)  
Kent M. Amo, Esq. (FBN 36826)  
Nicole D. Ingelido, Esq. (FBN 106405)  
Ginime M. Hanco, Esq. (FBN 31829)  
12651 McGregor Blvd., Bldg. 3-302  
Fort Myers, FL 33919  
Tel. (239) 215-0208  
E-Mail:  
Service@albertmatthewslaw.com  
Secondary E-Mail:  
Allyson@albertmatthewslaw.com  
Attorney for Petitioner  
Mar. 27; Apr. 3, 2026 26-01147L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY FLORIDA  
PROBATE DIVISION

**Case No. 2026-CP-000641**  
**IN RE: THE ESTATE OF**  
**MARILYN MARTHA MORGAN.**  
Deceased

The administration of the Estate of Marilyn Martha Morgan, deceased, whose date of death was January 24, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 27, 2026.

**Petitioner**  
**Richard Becker**  
Attorney for Petitioner  
Jack Pankow, Esquire  
5230-2 Clayton Court  
Fort Myers, FL 33907  
Telephone: 239-334-4774  
FL. Bar # 164247  
Mar. 27; Apr. 3, 2026 26-01134L

## SECOND INSERTION

**CORRECTED NOTICE TO CREDITORS (Personal Representative Information)**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FL  
PROBATE DIVISION  
CASE NO.: 2025-CP-003707  
IN RE: ESTATE OF DANIEL  
RAY BODNAR,  
DECEASED.

The administration of the estate of DANIEL RAY BODNAR, deceased, File Number: 25CP003707 whose date of death was September 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: March 27, 2026.

**Personal Representative**  
**Sylvia June Christopholidge**  
1913 Venice Avenue N.  
Lehigh Acres, FL 33971  
Counsel for Personal Representative  
Joshua Liszt, Esq.  
Florida Bar No.: 725811  
Liszt Law P.A.  
3200 N. Military Trail, Suite 110  
Boca Raton, FL 33431  
Telephone: 561-400-9053  
Primary Email: email@lisztlawpa.com  
Mar. 27; Apr. 3, 2026 26-01136L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION

**CASE NO. 26-CP-844**  
**IN RE: ESTATE OF**  
**NELSON PARECE**  
Deceased.

The administration of the Estate of NELSON PARECE, deceased, whose date of death was March 9, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES 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 first publication of this notice is March 27, 2026.

**ABIGAIL PARECE**  
**Personal Representative**  
/s/ RICHARD M. RICCIARDI, JR.  
RICHARD M. RICCIARDI, JR., ESQ.  
Florida Bar No. 90567  
YOUR ADVOCATES, P.A.  
2050 McGregor Blvd.  
Fort Myers, FL 33901  
Phone: (239) 689-1096  
Fax: (239) 791-8132  
E-mail: rricciardi@your-advocates.org  
Mar. 27; Apr. 3, 2026 26-01140L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000427  
IN RE: ESTATE OF  
LOIS ANN GANNON  
Deceased.

The administration of the estate of Lois Ann Gannon, deceased, whose date of death was December 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is March 27, 2026

**Personal Representative:**  
**Michael Philip Gannon**  
911 Hyacinth Ct  
Marco Island, Florida 34145  
Attorney for Personal Representative:  
Andrew Ponnock  
Attorney  
Florida Bar Number: 195420  
10100 West Sample Road, 3rd floor  
Coral Springs, FL 33065  
Telephone: (954) 340-4051  
Fax: (800) 809-1774  
E-Mail: andy@ponnocklaw.com  
Mar. 27; Apr. 3, 2026 26-01139L

## SECOND INSERTION

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

**File Number: 26-CP-000125**  
**IN RE: ESTATE OF**  
**CAROLYN CZERWINSKI**  
Deceased.

The administration of the estate of CAROLYN CZERWINSKI, deceased, File Number: 26-CP-000125, whose date of death was January 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, FL 33901. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

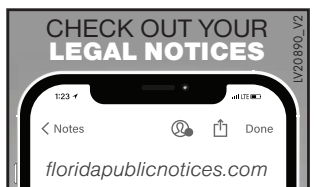
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: March 27, 2026

**Petitioner**  
**Linda Buch**  
1806 San Luis Ln  
Lady Lake, FL 32159  
Attorney for Petitioner  
Gabriel Bodner, Esq.  
Florida Bar No. 43340  
Bodner Law Group, PLLC  
9555 SW 175th Ter #701  
Palmetto Bay, FL 33157  
Telephone: (305) 539-9430  
E-Mail:  
gabrielbodner@bodnerlawgroup.com  
Mar. 27; Apr. 3, 2026 26-01135L



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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-484  
IN RE: ESTATE OF:  
RICHARD J. CAHILL,  
Deceased.

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

YOU ARE HEREBY NOTIFIED that the administration of the estate of Richard J. Cahill, deceased, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. 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 served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THE NOTICE TO CREDITORS OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of the Notice to Creditors is: March 27, 2026.

**Personal Representative:**

**Donal J. Gross, Jr.,**  
2797 1st Street, Unit 1003,  
Fort Myers, FL 33916  
Attorney for Personal Representative:  
Alexis A. Sitka, P. A.  
Florida Bar No. 0004766  
Post Office Box 150171  
Cape Coral, Florida 33915  
Tele: (239) 997-0078  
Alexis@sitkcalaw.com  
Mar. 27; Apr. 3, 2026 26-01171L

## SECOND INSERTION

**NOTICE OF SALE AS TO COURT(S) I**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

Case No.: 25-CA-001869  
Division: Civil

**Judge Rachael Spring Loukonen**  
Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida

**Plaintiff, vs.**  
Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Albert W. Sparrow, deceased, et al.

**Defendants.**  
Notice is hereby given that on April 16, 2026 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5260L, Week 19, Annual Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 11, 2026, in Civil Case No. 25-CA-001869, pending in the Circuit Court in Lee County, Florida.

DATED this 03/18/2026

**KEVIN C. KARNES**  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA  
(SEAL) By: T. Mann  
Deputy Clerk

**THE MANLEY LAW FIRM LLC**  
P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005792\_MM2  
Mar. 27; Apr. 3, 2026 26-01114L

## SECOND INSERTION

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

CASE NO. 25-CA-007133  
**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-KS7, Plaintiff, vs.**

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS MCHUGH, DECEASED AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CONSTANCE MCHUGH, DECEASED AND LEONARD J. MCHUGH A/K/A LEONARD JAMES MCHUGH A/K/A LEONARD MCHUGH, et al.**

**Defendant(s),**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS MCHUGH, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CONSTANCE MCHUGH, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE

ESTATE OF AUSTIN MCHUGH, DECEASED, whose last known residences are: 203-205 SE 23RD PL., CAPE CORAL, FL 33990; and 1445 SE 12TH ST, CAPE CORAL, FL 33990

TO: LEONARD J. MCHUGH A/K/A LEONARD JAMES MCHUGH A/K/A LEONARD MCHUGH, UNKNOW SPOUSE OF LEONARD J. MCHUGH A/K/A LEONARD JAMES MCHUGH A/K/A LEONARD MCHUGH, whose last known residences are: 203-205 SE 23RD PL., CAPE CORAL, FL 33990; and 1445 SE 12TH ST, CAPE CORAL, FL 33990

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 15 AND 16, BLOCK 1363, CAPE CORAL, UNIT 18, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 117, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE 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 within /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 PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Lee County, Florida, this 24th day of March, 2026.

**Kevin C. Karnes**  
CLERK OF THE CIRCUIT COURT (SEAL) BY: K SHOAP  
DEPUTY CLERK

**ROBERTSON, ANSCHUTZ, AND SCHNEID, PL**  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-352091  
Mar. 27; Apr. 3, 2026 26-01187L

## FOURTH INSERTION

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

Case No. 25-CA-6862  
**VVV INVESTMENTS, LLC, A Florida for Profit Limited Liability Corporation**

**Plaintiff, v.**  
**PETER FOREMAN LIFE ESTATE, an individual, LEE COUNTY DEVELOPMENT SERVICES CODE ENFORCEMENT, APOLLO GROUP HOLDINGS, LLC, a Florida Limited Liability Company, ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO**

**Defendants.**  
To: Peter Foreman and Peter Foreman Life Estate: 2573 Landfill Road Mt. Crogan, SC 29727, US

Peter Foreman: 5830 Sw 64th Ave, DAVIE, FL 33314

All persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described in the complaint adverse to Plaintiff's title, or any cloud upon Plaintiff's title thereto.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Action to Quiet Title.

DATED: 03/11/2026  
Kevin C. Karnes, Clerk of the Court (SEAL) By: K Harris  
As Deputy Clerk

Neil Morales, Esq., Plaintiff's attorney,  
2272 Airport Road South, Suite 209,  
Naples, FL 34112  
Mar. 13, 20, 27; Apr. 3, 2026 26-01000L

## FOURTH INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**

To: ISABEL CORONEL CAMPO  
Case: CD202508921/D 3515239

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

Mar. 13, 20, 27; Apr. 3, 2026 26-00919L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-861  
Division Probate  
IN RE: ESTATE OF  
JAMES P. DENTINGER  
Deceased.

The administration of the Estate of James P. Dentinger, deceased, whose date of death was February 22, 2026 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. 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.

The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is March 27, 2026.

**Personal Representative:**  
**Ann M. Harlow**  
66 Crummett Ln.  
Stuarts Draft, Virginia 24477  
Attorney for Personal Representative:

David M. Platt  
Attorney  
Florida Bar Number: 939196  
David M. Platt, P.A.  
8880 Gladiolus Dr.,  
Ste. 201  
Fort Myers, FL 33908  
Telephone: (239) 472-5400  
E-Mail: david.platt@sancaplaw.com  
Mar. 27; Apr. 3, 2026 26-01172L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-817  
Division: Probate  
IN RE: ESTATE OF  
MICHAEL H. S. MCSORLEY,  
Deceased.

The administration of the Estate of Michael H. S. McSorley, deceased, whose date of death was February 24, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 the 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 the Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.221.

The date of first publication of this Notice is March 27, 2026.

**Personal Representative:**  
**Elizabeth Martin**  
23286 Foxberry Lane  
Esterio, FL 34135

Attorney for Personal Representative:  
Kevin A. Kyle  
Attorney for Personal Representative  
Florida Bar Number: 980595  
Schoenfeld Kyle & Associates LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin@trustska.com  
hollyk@trustska.com  
Mar. 27; Apr. 3, 2026 26-01148L

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN AND FOR CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-CA-3516

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-1, Plaintiff, vs.**

**JOANNA RINELLA, LLC, a Florida limited liability company; JOANNA RINELLA, individually; UNKNOWN TENANT(S)/OWNER(S)/SPOUSE(S) IN POSSESSION UNIT 1716; and UNKNOWN TENANT(S)/OWNER(S)/SPOUSE(S) IN POSSESSION UNIT 1720, Defendants.**

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on March 18, 2026, in Civil Action No. 2025-CA-3516, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which the Plaintiff, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-1, will sell to the highest and best bidder for cash at https://lee.realforeclose.com at 9:00 am on the 16th day of April, 2026 for the real property located at:

Legal Description:  
Lots 3, 4, and 5, Block 4721, Cape Coral Unit 70, according to the map or plat thereof as recorded in Plat Book 22, Page 58, Public Records of Lee County, Florida.  
Address:  
1716-1720 SW 33rd Terrace,  
Cape Coral Florida 33914  
Strap No.:  
04-45-23-C2-04721.0030

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

Dated this 18th day of March 2026.  
Kevin C. Karnes - Clerk of Court (SEAL) T. Mann  
by Deputy Clerk

/s/ Paul A. Giordano  
**PAUL A. GIORDANO**  
Florida Bar No. (194190)  
pgiordano@ralaw.com  
serve.pgiordano@ralaw.com  
Roetzel & Address, Suite 1000  
2320 First Street, Suite 1000  
Fort Myers, FL 33901-2904  
Telephone: 239-337-3850  
Attorneys for Plaintiff  
Mar. 27; Apr. 3, 2026 26-01107L

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
25-CA-003387

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.**  
**PHYLICIA CAROLE SAUCIER; UNKNOWN SPOUSE OF PHYLICIA CAROLE SAUCIER; FLORIDA HOUSING FINANCE CORPORATION; SUNNOVA SLA MANAGEMENT LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2**

**Defendant(s).**  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 17, 2026 in Civil Case No. 25-CA-003387, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and PHYLICIA CAROLE SAUCIER; UNKNOWN SPOUSE OF PHYLICIA CAROLE SAUCIER; FLORIDA HOUSING FINANCE CORPORATION; SUNNOVA SLA MANAGEMENT LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on May 14, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
LOTS 13 AND 14, BLOCK 4822, CAPE CORAL UNIT 71, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 88 THROUGH 107, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of the court on 03/18/2026

**CLERK OF THE COURT**  
Kevin C. Karnes  
(SEAL) T. Mann  
Deputy Clerk

**ALDRIDGE PITE, LLP**  
Attorney for Plaintiff  
401 W. Linton Blvd., Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1184-2629B  
Mar. 27; Apr. 3, 2026 26-01109L

## THIRD INSERTION

**NOTICE OF ACTION FOR PUBLICATION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
ADOPTION  
CASE NO.: 26-DR-1226

**IN RE: THE ADOPTION OF ZAYVON HAYES NAZARIO, a child.**

TO: David Monroe  
5419 Second Avenue, Apt. 3  
Fort Myers, Florida 33907

YOU ARE NOTIFIED that an action for Adoption has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Sarah Fougere, Esquire and Michael Mummert, Esquire, of Mummert Law, PA, attorneys for the Wife, whose address is 1375 Jackson Street, Suite 204, Fort Myers, Florida 33901, on or before April 22, 2026, and file the original with the clerk of this Court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on the Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office.

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

Dated this 13th day of March, 2026.  
Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT (SEAL) By: J. Collins  
Deputy Clerk

**MICHAEL MUMMERT, ESQUIRE**  
FBN. 10069  
SARAH FOUGERE, ESQUIRE  
FBN. 1059501  
Attorneys for Petitioner  
1375 Jackson Street, Suite 204  
Fort Myers, Florida 33901  
Phone: 239-597-9999  
Fax: 239-597-9974  
mmummert@mummertlawfirm.com  
service@mummertlawfirm.com  
Mar. 20, 27; Apr. 3, 10, 2026 26-01081L

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

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR

LEE COUNTY, FLORIDA  
CIVIL DIVISION

**CASE NO.: 25-CA-6755**

**IN RE: FORFEITURE OF  
\$19,958.00 U.S. CURRENCY**

To: Rohin Marfatia, address unknown  
You are hereby notified that CAR-  
MINE MARCENO, as Sheriff of Lee  
County has filed a forfeiture proceeding  
in the Circuit Court of the Twentieth  
Judicial Circuit in and for Lee County,  
Florida requesting that the \$19,958.00  
US CURRENCY seized on or about  
November 5, 2025, be forfeited to the  
Petitioner, SHERIFF CARMINE MAR-  
CENO, for the use and benefit of the  
LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the  
LEE COUNTY SHERIFF'S OFFICE is  
presently holding the above described  
\$19,958.00 U.S. Currency.

You are required to file a copy of your  
written defenses, if any, to said forfei-  
ture action on JOHN HOLLOWAY, Pe-

tioner's attorney, whose address is Lee  
County Sheriff's Office, Legal Division,  
14750 Six Mile Cypress Parkway, Fort  
Myers, Florida 33912, by mail within  
30 days of first publication, and file the  
original with Clerk of the Court either  
before service on Petitioner's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the Complaint  
or Petition.

Dated this 25th day of March, 2026.

KEVIN C. KARNES

Clerk of Court

(SEAL) By: K Harris

Deputy Clerk

John Holloway, Esquire  
14750 Six Mile Cypress Parkway  
Fort Myers, Florida 33912  
(239) 477-1294  
E-mail: JHolloway@SheriffLeeFL.org

Secondary:  
E.Service@SheriffLeeFL.org  
By: John Holloway  
John Holloway  
Florida Bar No.: 376840  
Mar. 27; Apr. 3, 2026 26-01200L

## SECOND INSERTION

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

**CASE NO.: 24-CA-005423**  
**ROCKET MORTGAGE, LLC F/K/A**  
**QUICKEN LOANS, LLC F/K/A**  
**QUICKEN LOANS INC.,**  
**Plaintiff, v.**

**VARSHALYNN NATAL; UNITED**  
**STATES OF AMERICA, ON**  
**BEHALF OF SECRETARY OF**  
**HOUSING AND URBAN**  
**DEVELOPMENT; HD ROOFING**  
**AND SOLAR LLC; CAPE CORAL**  
**OWNERS ASSOCIATION,**  
**INC.; DISCOVER BANK; ALL**  
**UNKNOWN PARTIES CLAIMING**  
**INTERESTS BY, THROUGH,**  
**UNDER OR AGAINST A NAMED**  
**DEFENDANT TO THIS ACTION,**  
**OR HAVING OR CLAIMING TO**  
**HAVE ANY RIGHT, TITLE OR**  
**INTEREST IN THE PROPERTY**  
**HEREIN DESCRIBED; UNKNOWN**  
**TENANT #1 N/K/A DRE**  
**SIMMONS,,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursu-  
ant to Final Judgment Foreclosure  
dated March 18, 2026 entered in Civil  
Case No. 24-CA-005423 20th in Cir-  
cuit Court of the Lee Judicial Circuit  
in and for Lee County, Florida, Civil  
Division, wherein ROCKET MORT-  
GAGE, LLC F/K/A QUICKEN LOANS,  
LLC F/K/A QUICKEN LOANS INC.,  
Plaintiff and VARSHALYNN NATAL;  
UNITED STATES OF AMERICA, ON  
BEHALF OF SECRETARY OF HOUS-  
ING AND URBAN DEVELOPMENT;  
HD ROOFING AND SOLAR LLC;  
CAPE CORAL OWNERS ASSOCIA-  
TION, INC.; DISCOVER BANK; ALL  
UNKNOWN PARTIES CLAIMING  
INTERESTS BY, THROUGH, UN-  
DER OR AGAINST A NAMED DE-  
FENDANT TO THIS ACTION, OR  
HAVING OR CLAIMING TO HAVE

ANY RIGHT, TITLE OR INTER-  
EST IN THE PROPERTY HEREIN  
DESCRIBED; UNKNOWN TEN-  
ANT #1 N/K/A DRE SIMMONS, are  
Defendant(s), I, Kevin C. Karnes, Clerk  
of Court, will sell to the highest and best  
bidder for cash beginning at 9:00 AM  
at www.lee.realforeclose.com in ac-  
cordance with Chapter 45, Florida Statutes  
on May 7, 2026 the following described  
property as set forth in said Final Judg-  
ment, to-wit:

LOT(S) 53 AND 54, BLOCK  
1113, UNIT 46, CAPE CORAL,  
ACCORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 17, PAGE(S) 118  
THROUGH 129, OF THE PUB-  
LIC RECORDS OF LEE COUN-  
TY, FLORIDA.  
PROPERTY ADDRESS: 914 NE  
VAN LOON LN, CAPE CORAL,  
FL 33909

ANY PERSON CLAIMING AN INTER-  
EST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.

THE COURT, IN ITS DISCRETION,  
MAY ENLARGE THE TIME OF THE  
SALE. NOTICE OF THE CHANGED  
TIME OF SALE SHALL BE PUB-  
LISHED AS PROVIDED HEREIN.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
(SEAL) T Mann  
DEPUTY CLERK OF COURT

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Service Email:  
ftrealprop@kelleykronenberg.com  
File No.: CK24010  
Mar. 27; Apr. 3, 2026 26-01196L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA

PROBATE DIVISION

**Case No. 26-CP-612**

**IN RE: ESTATE OF**

**IRENE C. LEAVENS,**  
**Deceased**

The administration of the estate of  
Irene C. Leavens, deceased, whose date  
of death was August 21, 2025, is pend-  
ing in the Circuit Court for Lee County,  
Florida, Probate Division, the address  
of which is 1700 Monroe Street, Fort  
Myers, Florida 33901. 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  
BARRED.

THE PERSONAL REPRESENTA-  
TIVE OR CURATOR HAS NO DUTY  
TO DISCOVER WHETHER ANY  
PROPERTY HELD AT THE TIME  
OF THE DECEDENT'S DEATH BY  
THE DECEDENT OR THE DECE-  
DENT'S SURVIVING SPOUSE IS  
PROPERTY TO WHICH THE FLOR-  
IDA UNIFORM DISPOSITION OF  
COMMUNITY PROPERTY RIGHTS  
AT DEATH ACT AS DESCRIBED  
IN FLORIDA STATUTE SECTIONS  
732.216-732.228, APPLIES, OR MAY  
APPLY, UNLESS A WRITTEN DE-  
MAND IS MADE BY A CREDITOR  
AS SPECIFIED UNDER SECTION  
732.2211, FLORIDA STATUTES.

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

The date of first publication of this  
notice is March 27, 2026.

**Personal Representative:**

**Donal J. Gross, Jr.**

2797 First Street #1003,

Fort Myers, Florida 33916

Attorney for Personal Representative:

Britton G. Swank

Florida Bar Number: 0651591

Britton G. Swank, P.A.

10175 Six Mile Cypress Parkway, Suite 4

Fort Myers, Florida 33966

Telephone: 239-208-3040

Fax: 239-288-5570

E-Mail: ptg@swankelderlaw.com

service@swankelderlaw.com

Mar. 27; Apr. 3, 2026 26-01194L

## SECOND INSERTION

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

PROBATE DIVISION

**File No. 26-CP-533**

**IN RE: ESTATE OF**

**ELIZABETH ANN O'NEIL**  
**Deceased.**

The administration of the estate of  
ELIZABETH ANN O'NEIL, deceased,  
whose date of death was November 22,  
2025, is pending in the Circuit Court for  
Lee County, Florida, Probate Division,  
the address of which is 1700 Monroe  
Street, Fort Myers, Florida 33901. The  
names and addresses of the personal  
representative and the personal repre-  
sentative's attorney are set forth below.

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

All other creditors of the decedent  
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.

The personal representative has no  
duty to discover whether any property  
held at the time of the decedent's death

by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.2211,  
Florida Statutes. The written demand  
must be filed with the clerk.

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

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

The date of first publication of this  
notice is March 27, 2026.

**Personal Representative:**

**DocuSigned by: Shawn O'Neil**

**SHAWN O'NEIL**

14831 Hole In One Circle, #310

Fort Myers, Florida 33919

Attorney for Personal Representative:

/s/ Kenneth E. Kemp, II

KENNETH E. KEMP, II

Attorney

Florida Bar Number: 607401

Kemp & Mace, P.A.

12661 New Brittany Blvd

FORT MYERS, FL 33907

Telephone: (239) 278-1800

Fax: (239) 278-0608

Kenneth@kempandmace.com

Michelle@kempandmace.com

Mar. 27; Apr. 3, 2026 26-01184L

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY

GENERAL JURISDICTION

DIVISION

**CASE NO. 2026-CA-000055**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, NOT IN ITS**  
**INDIVIDUAL CAPACITY, BUT**  
**SOLELY AS TRUSTEE FOR**  
**RESIDENTIAL MORTGAGE**  
**AGGREGATION TRUST,**  
**Plaintiff, vs.**

**HEYDER INVESTMENT LLC,**  
**JUSTIN HEYDER SOLER a/k/a**  
**JUSTIN SOLER, ARMANDO**  
**SOLER RODRIGUEZ a/k/a**  
**ARMANDO SOLER, SOPHIA**  
**CONSTRUCTION AND**  
**DISTRIBUTOR CORP., OSCAR**  
**ESPANA, BUILD TO INVEST LLC,**  
**VICTOR AVILES, UNKNOWN**  
**TENANT IN POSSESSION 1,**  
**and UNKNOWN TENANT IN**  
**POSSESSION 2,**  
**Defendants.**

To: ARMANDO SOLER RODRIGUEZ  
a/k/a ARMANDO SOLER  
8510 NW 3 rd Lane, Apt. 12  
Miami, Florida 33126

SOPHIA CONSTRUCTION AND DIS-  
TRIBUTOR CORP.  
c/o Oscar Espana, as Registered Agent

4839 Tudor Drive, Apt. 2

Cape Coral, Florida 33904

OSCAR ESPANA

4839 Tudor Drive, Apt. 2

Cape Coral, Florida 33904

LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED THAT  
an action to foreclose Mortgage cover-  
ing the following real and personal  
property described as follows, to-wit:

LOTS 43 AND 44, BLOCK  
4234, CAPE CORAL UNIT 60,  
ACCORDING TO THE MAP  
OR PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 19,  
PAGES 154 THROUGH 169,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.

has been filed against you and you are  
required to a copy of your written de-  
fenses, if any, to it on Charles P. Gufford,  
McCalla Raymer Leibert Pierce, LLP,  
225 E. Robinson St. Suite 155, Orlando,  
FL 32801 and file the original with the  
Clerk of the above-styled Court within  
30 days from the first publication,  
otherwise a Judgment may be entered  
against you for the relief demanded in  
the Complaint.

WITNESS my hand and seal of said  
Court on the 24th day of March, 2026.

Kevin C. Karnes

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

(SEAL) BY: K Shoap

Deputy Clerk

MCCALLA RAYMER LEIBERT

PIERCE, LLP

225 E. Robinson St. Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Email: charles.gufford@mccalla.com

Email: todd.latoski@mccalla.com

25-13421FL

Mar. 27; Apr. 3, 2026 26-01182L

## SECOND INSERTION

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

PROBATE DIVISION

**File No. 26-CP-000909**

**Division Probate**

**IN RE: ESTATE OF**

**RICHARD JOHN WALL**  
**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 Richard  
John Wall, deceased, File Number 26-  
CP-000909, by the Circuit Court for  
Lee County, Florida, Probate Division,  
the address of which is 1700 Monroe  
St, Ft. Myers, FL 33901; that the de-  
cedent's date of death was January 1,  
2026; that the total value of the estate  
is \$405,101.00 and that the names and  
addresses of those to whom it has been  
assigned by such order are:

Name Address  
Susan Gilbert  
604 Schwab Road  
Hatfield, PA 19440  
Jessica Wall  
15 Barb Lane  
Boyetown, PA 19512

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 APPLIC-  
ABLE TIME PERIOD, ANY CLAIM  
FILED TWO (2) YEARS OR MORE  
AFTER THE DECEDENT'S DATE OF  
DEATH IS BARRED.

The personal representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in sections 732.216-732.228,  
Florida Statutes, applies, or may ap-  
ply, unless a written demand is made  
by a creditor as specified under section  
732.2211, Florida Statutes. The written  
demand must be filed with the clerk.

The date of first publication of this  
Notice is March 27, 2026.

**Person Giving Notice:**

**Susan Gilbert**

604 Schwab Road

Hatfield, Pennsylvania 19440

Attorney for Person Giving Notice

Evianna J. Martin, Attorney

Florida Bar Number: 36198

Martin Law Firm, PL

3701 Del Prado Blvd S.

Cape Coral, Florida 33904

Telephone: (239) 443-1094

Fax: (941) 213-1231

E-Mail:

evianna.martin@martinlawfirm.com

Mar. 27; Apr. 3, 2026 26-01191L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000450**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DIANE LYNN SCHMUCK-O'GARA,**  
**Deceased.**

The administration of the estate of Di-  
ane Lynn Schmuck-O'Gara, deceased,  
whose date of death was January 19,  
2026, is pending in the Circuit Court  
for Lee County, Florida, Probate Divi-  
sion, the address of which is P.O. Box  
9346, Fort Myers, FL 33902. The name  
and address of the personal representa-  
tive and the personal representative's  
attorney are set forth below.

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

All other creditors of the decedent  
and other persons having claims or 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.

A personal representative or curator  
has no duty to discover whether any  
property held at the time of the de-  
cedent's death by the decedent or the  
decedent's surviving spouse is property  
to which the Florida Uniform Disposition  
of Community Property Rights at Death  
Act as described in sections 732.216-  
732.228, applies, or may apply, unless a  
written demand is made by a creditor as  
specified under section 732.2211.

The date of first publication of this  
notice is March 27, 2026.

**Personal Representative:**

**Robert Schmuck**

90-36 70th Drive

Forest Hills, NY 11375

Attorney for Personal Representative:

Andre Raymond Eaton

Attorney

Florida Bar Number: 1070014

Paveses Law Firm

1833 Hendry Street

Fort Myers, FL 33901

Telephone: (239) 334-2195

Fax: (239) 332-224

--- ACTIONS / SALES ---

SECOND INSERTION

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

CIVIL DIVISION  
**Case No.: 25-CA-005819**  
**NEW AMERICAN FUNDING, LLC**  
**F/K/A BROKER SOLUTIONS, INC.,**  
**D/B/A NEW AMERICAN FUNDING**  
**Plaintiff, v.**  
**LOUIS DUANE COLSON JR., et al.**  
**Defendants.**

TO: LOUIS DUANE COLSON JR  
RESIDENT: Unknown  
LAST KNOWN ADDRESS: 2231 SE  
27th Ter, Cape Coral, FL 33904

YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following described property located in  
Lee County, Florida:

All that certain land situate in  
Lee County, State of Florida, viz:  
Lots 13 and 14, Block 1226, Unit  
19,

Commonly Known As: 2231  
SouthEast 27th Terrace, Cape  
Coral, FL 33904  
Parcel ID: 32-44-24-C2-  
01226.0130

has been filed against you, and you are  
required to serve a copy to your written  
defenses, if any, to this action on Or-  
lans, PC, attorneys for plaintiff, whose  
address is 621 S. Federal Highway, Suite  
10, Fort Lauderdale, FL 33301, and file

the original with the Clerk of the Court,  
within 30 days after the first publica-  
tion of this notice, be entered against  
you for the relief demanded in the Com-  
plaint.

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 Brooke Dean, Operations Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or immedi-  
ately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

This notice shall be published once a  
week for two consecutive weeks in the  
BUSINESS OBSERVER.

DATED: 03/23/2026  
Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By K Harris  
Deputy Clerk of the Court

Orlans Law Group PLLC  
621 S. Federal Highway  
Suite 10  
Fort Lauderdale, FL 33301  
Orlans #25-007695  
Mar. 27; Apr. 3, 2026 26-01167L

SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION  
**Case No. 25-CA-005139**  
**Land Home Financial Services, Inc.**  
**Plaintiff, vs.**  
**Adrian Perez Prieto; et al**  
**Defendants.**

TO: Unknown Spouse of Adrian  
Perez Prieto and Unknown Spouse of  
Dalila Gonzalez a/k/a Dalila Gonzalez  
Blanche  
Last Known Address: 1410 Alwynne Dr  
S, Lehigh Acres, FL 33936

YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on  
the following property in Lee County,  
Florida:

LOT 63, BLOCK 6, PARK-  
WOOD II, SECTION 31,  
TOWNSHIP 44 SOUTH,  
RANGE 27 EAST, LEHIGH  
ACRES, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
28, PAGE(S) 80 THROUGH 84  
INCLUSIVE, OF THE PUBLIC

RECORDS OF LEE 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 Matthew  
Marks, Esquire, Brock & Scott, PLLC.,  
the Plaintiff's attorney, whose address is  
4919 Memorial Hwy, Suite 135, Tampa,  
FL 33634, within thirty (30) days of  
the first date of publication and file the  
original with the Clerk of this Court ei-  
ther before service on the Plaintiff's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the com-  
plaint or petition.

THIS NOTICE SHALL BE PUB-  
LISHED ONCE A WEEK FOR TWO  
(2) CONSECUTIVE WEEKS  
DATED on 03/23/2026.

Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By K Harris  
As Deputy Clerk

Matthew Marks, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F02471  
Mar. 27; Apr. 3, 2026 26-01166L

SECOND INSERTION

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

CIVIL ACTION  
**Case No. 26-CA-403**  
**ISLAND ACRES ASSOCIATION,**  
**INC., a Florida not for profit**  
**corporation,**  
**Plaintiff, v.**  
**IAN SAHADEO, UNKNOWN**  
**SPOUSE OF IAN SAHADEO,**  
**HEATHER R. SAHADEO, LEE**  
**COUNTY CLERK OF COURT, and**  
**UNKNOWN TENANT(S)/**  
**OCCUPANT(S),**  
**Defendants.**

TO: UNKNOWN SPOUSE OF IAN  
SAHADEO  
Last Known Address: 902 Desoto Ave.,  
Lehigh Acres, FL 33972

YOU ARE NOTIFIED that an action  
has been filed against you for foreclo-  
sure of Plaintiff's lien for such unpaid  
amounts due to the above-named  
Plaintiff for the following premises lo-  
cated in Lee County, Florida:

Lot 5 of that certain subdivision  
known as Island Acres, according  
to the map or plat thereof on file  
and recorded in the Office of the  
Clerk of the Circuit Court in Plat  
Book 59, Page 72, Public Records  
of Lee County, Florida. Parcel ID  
#33-44-22-01-00000.0050

You are required to serve a copy of your  
written defenses, if any, to this action  
on the Plaintiff's attorney, Kristie P. Mace,  
Esq., Goede, DeBoest & Cross, PLLC,  
2030 McGregor Boulevard, Ft. Myers,  
FL 33901, within thirty (30) days after  
the first date of publication of this No-  
tice, 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 dem-  
anded in the complaint or petition.

DATED on this 03/23/2026  
Kevin C. Karnes, Clerk of the Court  
(SEAL) By K Harris  
As Deputy Clerk

Kristie P. Mace, Esq.,  
Goede, DeBoest & Cross, PLLC,  
2030 McGregor Boulevard,  
Ft. Myers, FL 33901  
KMace@gadclaw.com;  
kgermanis@gadclaw.com;  
nsortino@gadclaw.com  
Mar. 27; Apr. 3, 2026 26-01168L

SECOND INSERTION

**NOTICE OF ACTION;**  
**CONSTRUCTIVE SERVICE -**  
**PROPERTY**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF THE STATE OF FLORIDA, IN  
AND FOR LEE COUNTY,  
CIVIL DIVISION

**Case No.: 26-CA-000597**  
**AMERIHOME MORTGAGE**  
**COMPANY, LLC,**  
**Plaintiff, vs.**  
**HECTOR DIAZ; et al.,**  
**Defendants.**

TO: HECTOR DIAZ; 4106 26TH ST  
SW, LEHIGH ACRES, FL 33976  
UNKNOWN SPOUSE OF HECTOR  
DIAZ; 4106 26TH ST SW, LEHIGH  
ACRES, FL 33976

YOU ARE NOTIFIED that an action  
to foreclose to the following property in  
Lee County, Florida:

LOT 10, IN BLOCK 25, OF  
UNIT 3, LEHIGH ACRES,  
SECTION 3, TOWNSHIP 45  
SOUTH, RANGE 26 EAST,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 15, PAGE 95, OF  
THE PUBLIC RECORDS OF  
LEE COUNTY, FLORIDA.

Also known as 4106 26TH ST  
SW, LEHIGH ACRES, FL 33976  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Sokolof  
Remtulla, LLP, the plaintiff's attorney,  
whose address is 1800 NW Corporate  
Bld., Suite 302, Boca Raton, FL 33431  
within 30 day from first date of publica-  
tion 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 dem-  
anded in the complaint or petition.

DATED on March 24, 2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: K Shoap  
DEPUTY CLERK

SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Suite 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
Mar. 27; Apr. 3, 2026 26-01181L

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA  
**Case No.: 25-CA-006001**  
**AMWEST FUNDING CORP,**  
**Plaintiff, v.**  
**ANTHONY MAIORANO; et al,**  
**Defendant(s).**

TO the following Defendant(s):  
ANTHONY MAIORANO  
(Last Known Address: 3706 Ruby Av-  
enue, Saint James City, FL 33956)  
RAEGAN REIGATE  
(Last Known Address: 3706 Ruby Av-  
enue, Saint James City, FL 33956)  
UNKNOWN SPOUSE OF ANTHONY  
MAIORANO  
(Last Known Address: 3706 Ruby Av-  
enue, Saint James City, FL 33956)

YOU ARE NOTIFIED that an action  
to foreclose based on boundaries estab-  
lished by acquiescence, on the following  
described property:

LOT 28, BLOCK B, BAYVIEW  
ACRES, ACCORDING TO  
THE PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 11,  
PAGES 100, OF THE PUBLIC

RECORDS OF LEE COUNTY,  
FLORIDA.  
PROPERTY ADDRESS: 3706  
RUBY AVENUE, SAINT JAMES  
CITY, FL 33956

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it, on Ghidotti | Ber-  
ger LLP, Attorney for Plaintiff, whose  
address is 10800 Biscayne Blvd., Suite  
201, Miami, FL 33161 within thirty (30)  
days after the first publication of this  
Notice in the Business Observer and file  
the original with the Clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the com-  
plaint.

This notice is provided pursuant to  
Administrative Order No. 2010-08  
WITNESS my hand and the seal of  
this Court this 03/23/2026

Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By K Harris  
As Deputy Clerk

Ghidotti | Berger LLP,  
Attorney for Plaintiff,  
10800 Biscayne Blvd., Suite 201,  
Miami, FL 33161  
Mar. 27; Apr. 3, 2026 26-01165L

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA - CIVIL ACTION  
**Case No.: 26-CA-00030**  
**THE COVE AT SIX MILE CYPRESS**  
**CONDOMINIUM ASSOCIATION,**  
**INC., a Florida Not-For-Profit**  
**Corporation,**  
**Plaintiff, v.**  
**VUTHEARA CHAN, UNKNOWN**  
**SPOUSE OF VUTHEARA CHAN**  
**and UNKNOWN TENANT(S)/**  
**OCCUPANT(S),**  
**Defendant.**

TO: VUTHEARA CHAN and UN-  
KNOWN SPOUSE OF VUTHEARA  
CHAN  
Last Known Addresses: 1710 Charles-  
town New Albany Road, #59, Jefferson-  
ville, IN 47130

YOU ARE NOTIFIED that the in-  
stant action has been filed for foreclo-  
sure of Plaintiff's lien for such unpaid  
amounts due to the above-named  
Plaintiff for the following premises lo-  
cated in Lee County, Florida:  
Unit 805, Building 8, of THE  
COVE AT SIX MILE CYPRESS,  
PHASE IV, A CONDOMINIUM,  
a Condominium, according to  
the Declaration of Condomini-  
um thereof recorded in Official  
Records Book 2005000044163,  
and amended recorded in In-  
strument No. 2006000190998  
to add Phase IV, of the Public  
Records of Lee County, Florida,

and any amendments thereto,  
together with its undivided share  
in the common elements. To-  
gether with all the tenements,  
hereditaments and appurte-  
nances thereto belonging or in  
anywise appertaining.  
Parcel ID #33-44-25-P3-  
00608.0805  
Property Address: 8342 Bern-  
wood Cove Loop, #805, Fort My-  
ers, FL 33966

You are required to serve a copy of your  
written defenses, if any, to this action  
on the Plaintiff's attorney, Kristie P. Mace,  
Esq., Goede, DeBoest & Cross, PLLC,  
2030 McGregor Boulevard, Ft. Myers,  
FL 33901, within thirty (30) days after  
the first date of publication of this No-  
tice, 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 dem-  
anded in the complaint or petition.

DATED on this 23rd day of March,  
2026.

KEVIN C. KARNES,  
CLERK OF THE COURT  
(SEAL) By: K Harris  
As Deputy Clerk

Kristie P. Mace, Esq.,  
Goede, DeBoest & Cross, PLLC,  
2030 McGregor Boulevard,  
Ft. Myers, FL 33901  
kmace@gadclaw.com and  
kgermanis@gadclaw.com  
Mar. 27; Apr. 3, 2026 26-01164L

SECOND INSERTION

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

CIVIL ACTION  
**Case No.: 25-CA-4208**  
**DEANNA FROMMHOLZ,**  
**Plaintiff, v.**  
**LOUIS AVILES, JR., an individual,**  
**and MONICA LEE AVILES, his wife,**  
**Defendants.**

TO THE DEFENDANTS: LOUIS  
AVILES, JR. and MONICA LEE  
AVILES, who may claim an interest in  
the real property which is subject of this  
action.

YOU ARE HEREBY NOTIFIED that  
an action for foreclosure for the follow-  
ing property in Lee County, Florida has  
been filed against you:

Lots 39 and 40, Block 3897, Unit  
53, Cape Coral, according to the  
plat thereof as recorded in Plat  
Book 19, Page(s) 64 through 78,  
inclusive, of the Public Records  
of Lee County, Florida.  
Parcel ID Number: 33-43-23-  
C1-03897.0390  
Common Address: a 2012 NW  
24th Avenue, Cape Coral, FL  
33993 (the "Property")

The last known address for Defendant  
is: LOUIS AVILES, JR. and MONICA  
LEE AVILES, 1612 13th Ter, Cape Cor-  
al, FL 33991

YOU ARE REQUIRED to file  
your written defenses, if any, with the  
Clerk of this Court, Lee County Jus-

tice Complex Center, 2075 Dr Martin  
Luther King Jr Blvd, Fort Myers, FL  
33901, and to serve a copy upon the  
Plaintiff's attorney, Irina Prell, Esq.,  
3729 Chiquita Blvd. S., Cape Coral,  
FL 33914, Tel. (239) 231-2222, email:  
Irina@spearinglaw.com, Vanessa@  
spearinglaw.com, within 30 days. If you  
fail to do so, a default will be entered  
against you for the relief demanded in  
the Complaint.

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Brooke Dean, Operations Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or immedi-  
ately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

DATED at Lee County, Florida, this  
day of 03/23/2026  
Kevin C. Karnes  
Clerk of Circuit Court  
(SEAL) By: N Wright-Angad

Irina Prell, Esq.,  
3729 Chiquita Blvd. S.,  
Cape Coral, FL 33914,  
Tel. (239) 231-2222, email:  
Irina@spearinglaw.com,  
Vanessa@spearinglaw.com  
Mar. 27; Apr. 3, 2026 26-01163L

SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION  
**Case No. 26-CA-000380**  
**Freedom Mortgage Corporation**  
**Plaintiff, vs.**  
**REIMUNDO LOPEZ SUAREZ; et al**  
**Defendants.**

TO: REIMUNDO LOPEZ SUAREZ  
and ILIANA MACHADO CONSUEG-  
RA  
Last Known Address: 4712 22nd Street  
Southwest, Lehigh Acres, FL 33973

YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on  
the following property in Lee County,  
Florida:

LOT 4, BLOCK 3, UNIT 6, LE-  
HIGH ESTATES, SECTION  
4, TOWNSHIP 45 SOUTH,  
RANGE 26 EAST, LEHIGH  
ACRES, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
15, PAGE(S) 86, OF THE PUB-  
LIC RECORDS OF LEE COUN-

TY, FLORIDA.  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Orlando F.  
Amador, Esquire, Brock & Scott, PLLC.,  
the Plaintiff's attorney, whose address is  
4919 Memorial Hwy, Suite 135, Tampa,  
FL 33634, within thirty (30) days of  
the first date of publication and file the  
original with the Clerk of this Court ei-  
ther before service on the Plaintiff's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the com-  
plaint or petition.

THIS NOTICE SHALL BE PUB-  
LISHED ONCE A WEEK FOR TWO  
(2) CONSECUTIVE WEEKS  
DATED on 03/23/2026.

Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By K Harris  
As Deputy Clerk

Orlando F. Amador, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F02615  
Mar. 27; Apr. 3, 2026 26-01162L

SAVE



TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SECOND INSERTION

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

**Case No.: 25-CA-002776**  
**NEWREZ LLC D/B/A**  
**SHELLPOINT MORTGAGE**  
**SERVICING,**  
**Plaintiff, v.**  
**RAYSA RUIZ; UNKNOWN**  
**SPOUSE OF RAYSA RUIZ; ALL**  
**UNKNOWN PARTIES CLAIMING**  
**INTERESTS BY, THROUGH,**  
**UNDER OR AGAINST A NAMED**  
**DEFENDANT TO THIS ACTION,**  
**OR HAVING OR CLAIMING TO**  
**HAVE ANY RIGHT, TITLE OR**  
**INTEREST IN THE PROPERTY**  
**HEREIN DESCRIBED; UNKNOWN**  
**TENANT #1; UNKNOWN TENANT**  
**#2,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant  
to Final Judgment Foreclosure dated  
February 9, 2026 entered in Civil Case  
No. 25-CA-002776 in Circuit Court of  
the 12th Judicial Circuit in and for Lee  
County, Florida, Civil Division, wherein  
NEWREZ LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING, Plain-  
tiff and RAYSA RUIZ; UNKNOWN  
SPOUSE OF RAYSA RUIZ; UN-  
KNOWN TENANT #1; UNKNOWN  
TENANT #2 are Defendant(s), I,  
Kevin C. Karnes, Clerk of Court,  
will sell to the highest and best bid-  
der for cash beginning at 9:00 AM at  
www.Lee.Realforeclose.com in ac-  
cordance with Chapter 45, Florida Statutes  
on May 7, 2026 the following described  
property as set forth in said Final Judg-  
ment, to-wit:

LOTS 51 AND 52, BLOCK  
3639, CAPE CORAL, UNIT 48,  
ACCORDING TO THE PLAT  
THEREOF RECORDED IN  
PLAT BOOK 17, PAGES 135  
THROUGH 144, INCLUSIVE,  
OF THE PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA.  
Property Address: 1447 SW 1st  
St, Cape Coral, FL 33991

ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.

THE COURT, IN ITS DISCRETION,  
MAY ENLARGE THE TIME OF THE  
SALE. NOTICE OF THE CHANGED  
TIME OF SALE SHALL BE PUB-  
LISHED AS PROVIDED HEREIN.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
(SEAL) T Mann  
DEPUTY CLERK OF COURT

Kelley Kronenberg  
8201 Peters Road  
Fort Lauderdale, FL 33324  
Service Email:  
flrealprop@kelleykronenberg.com  
File No.: 2390.000170  
Mar. 27; Apr. 3, 2026 26-01155L

SECOND INSERTION

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

**Case No.: 25-CA-6902**  
**IN RE: FORFEITURE OF**  
**\$9,925.00 U.S. CURRENCY**  
To: Zolon Moreno, address unknown

You are hereby notified that CAR-  
MINE MARCENO, as Sheriff of Lee  
County has filed a forfeiture proceeding  
in the Circuit Court of the Twentieth  
Judicial Circuit in and for Lee County,  
Florida requesting that the \$9,925.00  
US CURRENCY seized on or about  
November 12, 2025, be forfeited to the  
Petitioner, SHERIFF CARMINE MAR-  
CENO, for the use and benefit of the  
LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the  
LEE COUNTY SHERIFF'S OFFICE is  
presently holding the above described  
\$9,925.00 U.S. Currency.

You are required to file a copy of your  
written defenses, if any, to said forfei-  
ture action on JOHN HOLLOWAY, Pe-  
titioner's attorney, whose address is Lee  
County Sheriff's Office, Legal Division,  
14750 Six Mile Cypress Parkway, Fort  
Myers, Florida 33912, by mail within  
30 days of first publication, and file the  
original with Clerk of the Court either  
before service on Petitioner's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the Complaint  
or Petition.

Dated this 03/23/2026  
KEVIN C. KARNES  
Clerk of Court  
(SEAL) By: K Harris  
Deputy Clerk

John Holloway, Esquire  
14750 Six Mile Cypress Parkway  
Fort Myers, Florida 33912  
(239) 477-1294  
E-mail: JHolloway@SheriffLeeFL.org  
Secondary:  
E.Service@SheriffLeeFL.org  
By: John Holloway  
John Holloway  
Florida Bar No.: 376840  
Mar. 27; Apr. 3, 2026 26-01180L

**PUBLISH YOUR  
LEGAL NOTICE**  
Email  
legal@businessobserverfl.com

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

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.**  
**CIVIL DIVISION**  
**CASE NO. 25-CA-002755**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**MICHAEL CLYNE; PRINCIPIA CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 18, 2026, and entered in Case No. 25-CA-002755 of the Circuit Court in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and MICHAEL CLYNE; PRINCIPIA CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash

on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on April 16, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:  
 UNIT 1, BUILDING 244, PRINCIPIA GARDEN VILLAS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1010, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
 DATED at Ft. Myers, Florida, on 03/19/2026

KEVIN C. KARNES  
 As Clerk, Circuit Court (SEAL) By: T. Mann  
 As Deputy Clerk  
 Diaz Anselmo & Associates, P.A.  
 Attorneys for Plaintiff  
 P.O. BOX 19519  
 Fort Lauderdale, FL 33318  
 Telephone: (954) 564-0071  
 Service E-mail: answers@dallegal.com  
 1496-217179 / VMR  
 Mar. 27; Apr. 3, 2026 26-01118L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-000847**  
**Division PROBATE**  
**IN RE: ESTATE OF NICHOLAS A. PETH a/k/a NICK A. PETH Deceased.**

The administration of the estate of Nicholas A. Peth, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is March 27, 2026.

**Co-Personal Representative:**  
**Teresa L. Peth**  
 3581 State Route 73  
 Waynesville, OH 45068  
**Co-Personal Representative:**  
**LCNB National Bank by Kasheen Swango**  
 2 North Broadway St.  
 Lebanon, OH 45036  
 Attorney for Personal Representative:  
 Robert K. Kirkland  
 Email Addresses: rkk@k-h-law  
 dlw@k-h-law  
 Florida Bar No. 1020744  
 999 Vanderbilt Beach Road, Ste. 509  
 Naples, FL 34108  
 Telephone: 239-497-8105  
 Mar. 27; Apr. 3, 2026 26-01178L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2026-CP-845**  
**IN RE: ESTATE OF ANN TABRIZCHI, Deceased.**

The administration of the estate of ANN TABRIZCHI (also known as ANN T. TABRIZCHI), deceased, whose date of death was October 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: March 27, 2026.

Signed on this 20th day of March, 2026.  
**DANIEL M. SUAREZ**  
**Petitioner**  
 16-66 Bell Blvd., Apt. 234  
 Bayside, New York 11360  
 SUSAN NESBET-SIKUTA  
 Attorney for Personal Representative  
 Florida Bar No. 859001  
 Dentons Cohen & Grigsby P.C.  
 9110 Strada Place, Suite 6200  
 Naples, Florida 34108  
 Telephone: (239) 390-1900  
 Email: susan.sikuta@dentons.com  
 Secondary Email:  
 wanda.portnoy@dentons.com  
 Tertiary Email:  
 michelle.malis@dentons.com  
 5418189v.1  
 5418189v.2  
 Mar. 27; Apr. 3, 2026 26-01176L

## SECOND INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO. 23-CA-012644**  
**WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST, Plaintiff, vs.**  
**RUTH A. FORTIN; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed February 12, 2026 and entered in Case No. 23-CA-012644, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST is Plaintiff and RUTH A. FORTIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on April 16, 2026, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

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.  
 Dated this 03/19/2026

KEVIN C. KARNES  
 As Clerk of said Court (SEAL) By: T. Mann  
 As Deputy Clerk

Submitted by:  
 Kahane & Associates, P.A.  
 1619 NW 136th Avenue, Suite D-220  
 Sunrise, Florida 33323  
 Telephone: (954) 382-3486  
 Telefacsimile: (954) 382-5380  
 Designated service email:  
 notice@kahaneandassociates.com  
 File No.: 22-00811 SPS  
 V6.20190626  
 Mar. 27; Apr. 3, 2026 26-01112L

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 GENERAL JURISDICTION DIVISION  
**CASE NO. 25-CA-003022**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs.**  
**MARIBEL SANDOVAL AND OZVALDO SANDOVAL, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 12, 2025, and entered in 25-CA-003022 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and MARIBEL SANDOVAL; JAVIER SANDOVAL; OZVALDO SANDOVAL are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on April 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 25 AND 26, BLOCK 261, SAN CARLOS PARK UNIT 19, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 371, PAGE 473, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 Property Address:  
 19000 TAMPA RD S,  
 FORT MYERS, FL 33967

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.  
 Dated this 03/19/2026

Kevin C. Karnes  
 As Clerk of the Court (SEAL) By: T. Mann  
 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  
 25-300741 - MaM  
 Mar. 27; Apr. 3, 2026 26-01131L

## SECOND INSERTION

**NOTICE OF SALE**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION  
**CASE NO. 25-CA-005380**  
**SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs.**  
**TERRY A. TINCHER and MIMI C. TINCHER a/k/a MARY C. TINCHER, EARNHARDT BUILDING CONDOMINIUM ASSOCIATION, INC., a Florida Not For Profit Corporation, and UNKNOWN TENANTS IN POSSESSION, Defendant(s).**

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 18th day of March, 2026, in Civil Action No. 2025-CA-005380, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TERRY A. TINCHER, MIMI C. TINCHER a/k/a MARY C. TINCHER, EARNHARDT BUILDING CONDOMINIUM ASSOCIATION, INC., a Florida Not For Profit Corporation and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the April 16, 2026 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Units 206 and 216, EARNHARDT BUILDING CONDOMINIUM, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 4020, Page 36, and amendments thereto, of the Public Records of Lee County, Florida.  
 2260 First Street # 206, Fort Myers, FL 33901

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  
 Dated this 03/19/2026

KEVIN C. KARNES,  
 CLERK OF COURT  
 (SEAL) By: T. Mann  
 Deputy Clerk

Bill: M. Brian Cheffer,  
 Attorney for Plaintiff,  
 Cheffer & Hagan, P.A.,  
 2120 McGregor Boulevard,  
 Fort Myers, FL 33901,  
 239-334-1381  
 Mar. 27; Apr. 3, 2026 26-01113L

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
 IN THE COUNTY COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO. 25-CC-007281**  
**REECE BUILDERS/WINDOWS, INC., Plaintiff, v.**  
**ISALAH HAMILTON, Defendant.**

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of Foreclosure dated March 10, 2026 and entered in Case No. 25-CC-0107281 of the County Court of the 20th Judicial Circuit in and for Lee County, Florida, the clerk shall sell the property situated in Lee County, Florida described as:

Long Description:  
 Lots 3 and 4, Block 4436 of CAPE CORAL UNIT 63, according to the Plat thereof as recorded in Plat Book 21, Pages 48 through 81, inclusive, of the Public Records of Lee County, Florida  
 Short Description:  
 1514 SW 13TH TERRACE  
 CAPE CORAL, FLORIDA 33991  
 CAPE CORAL UNIT 63 BLK 4436 PB 21 PG 69 LOTS 3 + 4 STRAP:  
 22-44-23-C4-04436.0030  
 Folio ID: 10077731

At public sale, to the highest and best bidder, for cash, online at www.lee.realforeclose.com, at 9:00 A.M. on April 23, 2026, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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.  
 Dated this 23rd day of March, 2026

Kevin C. Karnes, Clerk of the Court (SEAL) By: T. Mann  
 As Deputy Clerk

By: /s/ Robert E. Menje  
 Attorney for Reece Builders/Windows, Inc.  
 7342 NE 11th Street  
 Okeechobee, FL 34974  
 Tele: 954-665-6885  
 Email: robert@remlawyer.com  
 Florida Bar # 111663  
 Mar. 27; Apr. 3, 2026 26-01175L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-000727**  
**IN RE: ESTATE OF DOLORES MARY BOPPEL, Deceased.**

The administration of the estate of DOLORES MARY BOPPEL, deceased, whose date of death was December 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: March 27, 2026.

**PAMELA JANE NANKERVIS**  
**Personal Representative**  
 19556 Skanee Road  
 L'Anse, MI 49946  
 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:  
 ntservice@hnh-law.com  
 Mar. 27; Apr. 3, 2026 26-01201L

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO. 25-CA-003869**  
**BENWORTH CAPITAL PARTNERS PR LLC, a Puerto Rico Limited Liability Company Plaintiff, v.**  
**EDWARD A/K/A ED MOELLER, an individual; NANCY MOELLER, an individual; BAY HARBOR CLUB OF BONITA BEACH CONDOMINIUMS, INC., a Florida not for profit corporation; et al Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant Consent Judgment of Foreclosure entered February 26, 2026 in CASE NO. 25-CA-003869 in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein BENWORTH CAPITAL PARTNERS PR LLC, a Puerto Rico Limited Liability Company, servicing agent for ANGA Properties LLC, having an address at 6755 SW 75 Avenue, Miami, FL 33143, owning 18.26087%; Abaco VI, LLC, having an address at 9840 Mariners Ave., Key Largo, FL 33037, owning 17.391304%; ZF Capital LLC, having an address at 27 Pacella Park Drive, Randolph, MA 02368, owning 52.173913%; Benfam Holdings LLC, having an address at 700 Biltmore Way, Suite Cl, Coral Gables, FL 33134, owning 12.173913% and EDWARD A/K/A ED MOELLER, an individual; NANCY MOELLER, an individual, and BAY HARBOR CLUB OF BONITA BEACH CONDOMINIUMS, INC., a Florida not for profit corporation, and all others in possession if any; et al, et al, as Defendants, and as required by Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at electronic sale beginning at 9:00 AM on April 30, 2026 at www.lee.realforeclose.com (website), the following described property as set forth in said Final Judgment of Foreclosure, to wit:

UNIT 9A, BAY HARBOR CLUB, PHASE II, A CON-

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
 CIVIL DIVISION:  
**CASE NO.: 24-CA-001813**

**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.**  
**TERRI ANN HALL AKA TERRI A. MURADA AKA TERRI HALL; NASTAR ROOFING ENTERPRISE INC; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE; DAMON F. MURADA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 16 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 71 AND 72, BLOCK 28, OF FORT MYERS SHORES UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 7, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 2227 RIVER RIDGE BLVD, FORT MYERS, FL 33905

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
 Dated this 03/18/2026

KEVIN C. KARNES  
 Clerk of The Circuit Court (SEAL) By: T. Mann  
 Deputy Clerk

Submitted by:  
 De Cubas & Lewis, P.A.  
 PO Box 5026  
 Fort Lauderdale, FL 33310  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 eservice@decubaslewis.com  
 24-00548  
 Mar. 27; Apr. 3, 2026 26-01111L

## SECOND INSERTION

DOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1696, PAGES 227 THROUGH 322, INCLUSIVE, AND AMENDED BY AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1697, PAGES 367 AND 368 AND OFFICIAL RECORDS BOOK 1744, PAGES 832 AND 833, AS AMENDED IN OFFICIAL RECORDS BOOK 2275, PAGE 857, OFFICIAL RECORDS BOOK 2275, PAGE 861, OFFICIAL RECORDS BOOK 2275, PAGE 868 AND OFFICIAL RECORDS BOOK 2275, PAGE 878, AND ALL AMENDMENTS THERETO, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 A/K/A: 26235 Hickory Boulevard, Unit 9A, Bonita Springs, FL 34134

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF LIS PENDENS MAY CLAIM THE SURPLUS.  
 DATED THIS 03/20/2026

KEVIN C. KARNES,  
 Clerk of The Circuit Court (SEAL) T. Mann  
 Deputy Clerk

Submitted by:  
 Albert D. Rey, Esquire  
 of Albert D. Rey, P.A.  
 Attorney for Plaintiff  
 12955 SW 42 Street, Suite 6,  
 Miami, FL 33175  
 Ph. 305-597-0440  
 Designated e-mail for service:  
 adreyteam@gmail.com and  
 adrey@bellsouth.net  
 Mar. 27; Apr. 3, 2026 26-01126L

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-005758

**LAKEVIEW LOAN  
SERVICING, LLC,  
Plaintiff, vs.  
VISHNUVARDHANREDDY  
PAMMI, et al.  
Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 24, 2026, and entered in 25-CA-005758 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and VISHNUVARDHANREDDY PAMMI A/K/A VISHNUVARDHANREDDY PAMMI, et al. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on April 23, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 21, UNIT 3, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 100, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 4303 11TH ST SW, LEHIGH ACRES, FL 33976  
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.

Dated this 03/19/2026  
Kevin C. Karnes  
Clerk of the Court  
(SEAL) By: T. Mann  
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  
25-336887 - MaM  
Mar. 27; Apr. 3, 2026 26-01130L

SECOND INSERTION

**NOTICE OF SALE  
AS TO COUNT(S) II**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
Case No.: 25-CA-001869  
Division: Civil

**Judge Rachael Spring Loukonen  
Coconut Plantation Condominium  
Association, Inc., a corporation not-  
for-profit under the laws of the State  
of Florida  
Plaintiff, vs.  
Any and All Unknown Parties who  
claim an interest as spouse, heirs,  
 devisees, grantees, assignees,  
lienors, creditors, trustees, personal  
representatives, administrators  
or as other claimants, by, through,  
under or against Albert W. Sparrow,  
deceased, et al.  
Defendants.**

Notice is hereby given that on April 16, 2026 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5366, Week 34, Even Year Biennial Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 11, 2026, in Civil Case No. 25-CA-001869, pending in the Circuit Court in Lee County, Florida.

DATED this 03/18/2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT  
COURT AND COMPTROLLER  
LEE COUNTY, FLORIDA  
(SEAL) By: T. Mann  
Deputy Clerk

THE MANLEY LAW FIRM LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005793\_MM2  
Mar. 27; Apr. 3, 2026 26-01115L

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case No. 25-CA-006039

**LAKEVIEW LOAN  
SERVICING LLC  
Plaintiff vs.  
JOSEPH THEODORE KAY; and  
all unknown parties claiming by,  
through, under and against the  
above named Defendant who  
are unknown to be dead or alive  
whether said unknown are persons,  
heirs, devisees, grantees, or other  
claimants; UNKNOWN SPOUSE  
OF JOSEPH THEODORE KAY;  
SYNCHRONY BANK; MORTGAGE  
ELECTRONIC REGISTRATION  
SYSTEMS INC as Nominee for  
NEWDAY FINANCIAL LLC;  
TENANT I/UNKNOWN TENANT;  
TENANT II/UNKNOWN TENANT;  
TENANT III/UNKNOWN TENANT  
AND TENANT IV/UNKNOWN  
TENANT, in possession of the  
subject real property,  
Defendants**

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Lee County, Florida will sell the following property situated in Lee County, Florida described as:  
LOTS 4 AND 5, BLOCK 372, ST. JAMES CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address:  
2751 Oleander Street  
Saint James City FL 33956  
at public sale, to the highest and best bidder for cash, at www.lee.realforeclose.com, at 9:00 a.m. on July 16, 2026.

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

Dated: 03/19/2026  
KEVIN C. KARNES,  
Clerk of the Court  
(Court Seal) By: T. Mann  
Deputy Clerk  
Law Office of Gary Gassel, P.A.  
2191 Ringling Boulevard  
Sarasota, Florida 34237  
(941) 952-9322 / (941) 365-0907 (Fax)  
Mar. 27; Apr. 3, 2026 26-01123L

SECOND INSERTION

**NOTICE OF SALE  
AS TO COUNT(S) III**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
Case No.: 25-CA-001869  
Division: Civil

**Judge Rachael Spring Loukonen  
Coconut Plantation Condominium  
Association, Inc., a corporation not-  
for-profit under the laws of the State  
of Florida  
Plaintiff, vs.  
Any and All Unknown Parties who  
claim an interest as spouse, heirs,  
 devisees, grantees, assignees,  
lienors, creditors, trustees, personal  
representatives, administrators  
or as other claimants, by, through,  
under or against Albert W. Sparrow,  
deceased, et al.  
Defendants.**

Notice is hereby given that on April 16, 2026 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5188L, Week 33, Even Year Biennial Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 11, 2026, in Civil Case No. 25-CA-001869, pending in the Circuit Court in Lee County, Florida.

DATED this 03/18/2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT  
COURT AND COMPTROLLER  
LEE COUNTY, FLORIDA  
(SEAL) By: T. Mann  
Deputy Clerk

THE MANLEY LAW FIRM LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005834\_MM2  
Mar. 27; Apr. 3, 2026 26-01116L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CASE NO.: 25-CA-006691

**AMERIHOM MORTGAGE  
COMPANY, LLC,  
Plaintiff, vs.  
YANISLEIDY TERESA CARRASCO  
LOPEZ; MIGUEL ANGEL PEREZ  
ROQUE; GOODLEAP, LLC; ENFIN  
CORP.; PALMETTO SOLAR, LLC  
DBA LIGHTREACH; SUNCOAST  
CREDIT UNION; UNKNOWN  
TENANT(S) IN POSSESSION  
#1 and #2, and ALL OTHER  
UNKNOWN PARTIES, et al.,  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure entered March 12, 2026, entered in Civil Case No.: 25-CA-006691 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein AMERIHOM MORTGAGE COMPANY, LLC, Plaintiff, and YANISLEIDY TERESA CARRASCO LOPEZ; MIGUEL ANGEL PEREZ ROQUE; GOODLEAP, LLC; ENFIN CORP.; PALMETTO SOLAR, LLC DBA LIGHTREACH; SUNCOAST CREDIT UNION, are Defendants.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 30th day of April, 2026, the following described real property as set forth in said Judgment, to wit:  
LOTS 6 AND 7, BLOCK 5355, CAPE CORAL UNIT 58, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 128, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

WITNESS my hand and the seal of the court on 03/19/2026.

KEVIN C. KARNES  
CLERK OF THE COURT  
(COURT SEAL) By: T. Mann  
Deputy Clerk  
Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701 West Hillsboro Boulevard,  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030  
Facsimile: (954) 420-5187  
25-52416  
Mar. 27; Apr. 3, 2026 26-01121L

SECOND INSERTION

**NOTICE OF SALE  
AS TO COUNT(S) IV**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
Case No.: 25-CA-001869  
Division: Civil

**Judge Rachael Spring Loukonen  
Coconut Plantation Condominium  
Association, Inc., a corporation not-  
for-profit under the laws of the State  
of Florida  
Plaintiff, vs.  
Any and All Unknown Parties who  
claim an interest as spouse, heirs,  
 devisees, grantees, assignees,  
lienors, creditors, trustees, personal  
representatives, administrators  
or as other claimants, by, through,  
under or against Albert W. Sparrow,  
deceased, et al.  
Defendants.**

Notice is hereby given that on April 16, 2026 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5145, Week 32, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 11, 2026, in Civil Case No. 25-CA-001869, pending in the Circuit Court in Lee County, Florida.

DATED this 03/18/2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT  
COURT AND COMPTROLLER  
LEE COUNTY, FLORIDA  
(SEAL) By: T. Mann  
Deputy Clerk

THE MANLEY LAW FIRM LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
AMPS@manleydeas.com  
25-005834\_MM2  
Mar. 27; Apr. 3, 2026 26-01117L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE  
PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY  
FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 25-CA-003418

**U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS TRUSTEE ON  
BEHALF OF PRP 2022-NQM1  
TRUST,  
Plaintiff, v.  
TAI LAM, et al.,  
Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Other Relief dated March 18, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-003418, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF PRP 2022-NQM1 TRUST is the Plaintiff, and TAI LAM and MONGKIEU THI NGUYEN are the Defendants.

The Clerk of the Court, KEVIN KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 16, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

LOTS 12 AND 13, BLOCK 583, CAPE CORAL UNIT 12, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 49, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address:  
1936 Palaco Grande Pkwy,  
Cape Coral, FL 33904

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.

Dated: 03/20/2026  
KEVIN C. KARNES,  
Clerk of Court  
(SEAL) By: T. Mann  
Deputy Clerk

HOWARD LAW  
902 Clint Moore Road, Suite 220  
Boca Raton, FL 33487  
Phone: (954) 893-7874  
Fax: (888) 235-0017  
E-Mail: Pleadings@HowardLaw.com  
Counsel for Plaintiff  
25-000017-1  
Mar. 27; Apr. 3, 2026 26-01129L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CASE NO.: 2025-CA-005298

**LAKEVIEW LOAN  
SERVICING, LLC,  
Plaintiff, v.  
PETER RAYMOND  
SANTAUULARIA, et al.,  
Defendants.**

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on April 30, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.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 Lee County, Florida, to wit:

Lots 53 and 54, Block 3280, Cape Coral Unit 66, according to the plat thereof as recorded in Plat Book 22, Pages 2 through 26, inclusive, of the Public Records of Lee County, Florida.  
Property Address: 1503 Mohawk Parkway, Cape Coral, FL 33914  
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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.

WITNESS my hand and official seal of this Honorable Court this 03/20/2026

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: T. Mann  
DEPUTY CLERK

Tiffany & Bosco, P.A.  
1201 S. Orlando Ave., Suite 430  
Winter Park, FL 32789  
floridaservice@tblaw.com  
Mar. 27; Apr. 3, 2026 26-01124L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION:  
CASE NO.: 25-CA-004244

**LAKEVIEW LOAN  
SERVICING, LLC,  
Plaintiff, vs.  
DAVID KENDRELE SIMS;  
AQUA FINANCE INC.; UNITED  
STATES OF AMERICA; UNITED  
STATES OF AMERICA ACTING  
ON BEHALF OF THE SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT; GLENDA  
LEONOR SIMS A/K/A G L SIMS;  
UNKNOWN TENANT  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 AM on the 16 day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 28, PLAT OF UNIT 5, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 18 THROUGH 35, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 1113 BAINBRIDGE ST, LEHIGH ACRES, FL 33974

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 03/18/2026  
KEVIN C. KARNES  
Clerk Of The Circuit Court  
(SEAL) By: T. Mann  
Deputy Clerk

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-03026  
Mar. 27; Apr. 3, 2026 26-01110L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CASE No. 24-CA-007546

**FXV LLC IN TRUST FOR MORGAN  
STANLEY BANK, N.A.,  
Plaintiff, vs.  
MARJORIE MCGUIRE AKA  
MARJORIE FAYE MCGUIRE, et al.,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 24-CA-007546 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein, FXV LLC IN TRUST FOR MORGAN STANLEY BANK, N.A., Plaintiff, and MCGUIRE, MARJORIE, et al., are Defendants, I will sell to the highest bidder for cash at WWW.LEE.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 23rd day of April 2026, the following described property:

LOT 2, BLOCK DD, WHISKEY CREEK CLUB ESTATES UNIT EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE(S) 8 AND 9 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

DATED this 03/19/2026  
KEVIN C. KARNES  
Clerk Circuit Court  
(SEAL) By: T. Mann  
Deputy Clerk

Submitted by: Karissa Chin-Duncan  
GREENSPOON MARDER, LLP  
100 West Cypress Creek Road  
Trade Centre South, Suite 700  
Fort Lauderdale, FL 33309  
954-491-1120  
(24-00125)  
Mar. 27; Apr. 3, 2026 26-01122L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-CA-001068

**WELLS FARGO BANK, N.A.  
PLAINTIFF, VS.  
THE UNKNOWN HEIRS,  
GRANTEES, DEVISEES, LIENORS,  
TRUSTEES, AND CREDITORS  
OF RICHARD J. BEHARRY,  
DECEASED ET AL.,  
DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of March, 2026, and entered in Case No. 25-CA-001068, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JOHN F. BEHARRY, ADRIANNE WHITESIDE, MICHAEL J. BEHARRY SR., Unknown Tenant 1 N/K/A Alyssa Beharry, THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RICHARD J. BEHARRY, DECEASED, SONIA MURCZYK and JOSEPH P. BEHARRY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 23rd day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 108, LEHIGH ACRES UNIT 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 3709 10th Street SW, Lehigh Acres, FL 33976

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 03/19/2026  
Kevin C. Karnes  
Clerk Of The Circuit Court  
(SEAL) By: T. Mann

TROMBERG, MILLER, MORRIS & PARTNERS, PLLC  
ATTORNEY FOR PLAINTIFF  
600 WEST HILLSBORO  
BOULEVARD, SUITE 600  
DEERFIELD BEACH, FL 33441  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
ESERVICE@TMPPLLC.COM  
ATTORNEY FOR PLAINTIFF  
25FL373-0314  
Mar. 27; Apr. 3, 2026 26-01120L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO. 2025-CA-005045

**JMBA GROUP, LLP  
Plaintiff, vs.  
AMAYA DIAZ  
MORTGAGE BROTHERS, LLC,  
et al.  
Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on March 18, 2026 in the Circuit Court of Lee County, Florida, Kevin C. Karnes as the Clerk of Court will sell to the highest bidder for cash at www.lee.realforeclose.com at 9:00am on April 16, 2026 the following described property as set forth in the Final Judgment, to wit:

Lot 28, Eastwood Acres, according to the map or plat as recorded in O.R. Book 596, Page 580, Public Records of Lee County, Florida  
Parcel ID:  
18-44-26-06-00028.0000

Physical address: 6941 Eastwood Acres Rd., Fort Myers FL 33905  
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.

Kevin C. Karnes  
Clerk of Court  
(SEAL) By: T. Mann  
As Deputy Clerk

Submitted by:  
/s/ Ivan Dimitrov Ivanov, Esq.  
3310 W. Cypress Street, Suite 206  
Tampa FL 33607  
Attorney for Plaintiff  
813-563-6646  
Mar. 27; Apr. 3, 2026 26-01119L

--- ACTIONS / SALES ---

SECOND INSERTION

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

Circuit Civil Division Case No. 26-CA-000716 FLAGSHIP CAP SUB 1, LLC, Plaintiff, vs. SEA TWO HOLDINGS LLC, SEA TWO OPERATIONS LLC, and CITY OF CAPE CORAL, Defendants.

NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment of Foreclosure dated March 17, 2026, entered in Civil Case No. 26-CA-000716, in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein the plaintiff is FLAGSHIP CAP SUB 1, LLC, and the defendants are SEA TWO HOLDINGS LLC, SEA TWO OPERATIONS LLC, and CITY OF CAPE CORAL.

The Clerk of the Court, Kevin C. Karnes, will sell to the highest bidder for cash at www.lee.realforeclose.com on April 16, 2026 at 9:00 AM EST, the following described property as set forth in said Final Judgment of Foreclosure, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT A Real Property

Lots 1 thru 6, inclusive, Block 1270, Unit 18, Cape Coral Subdivision, according to the plat thereof as recorded in Plat Book 13, Pages 96 through 120, inclusive, in the Public Records of Lee County, Florida, Less that part of Lot 1, Block 1270, Unit 18, Cape Coral Subdivision, according to the plat thereof as recorded in Plat Book 13, Pages 96 through 120, inclusive, in the Public Records of Lee County, Florida, taken by Lee County, Florida, as shown in Official Records Book 1644, Page 629, and described as follows:

Begin at the Southwest corner of said Lot 1, thence run North 00°18'04" West, along the West boundary line of said Lot 1, a distance of 101.74 feet to the point of curvature of a circular curve to the right; thence run Northwest-erly and Northeasterly, along the arc of said circular curve to the right having a radius of 25.00 feet, through a central angle of 32°51'36", for an arc distance of 14.34 feet to a point; thence run South 00°18'04" East parallel to said West boundary line of said Lot 1, for a distance of 61.87 feet to a point; thence run North 89°41'56" East for a distance of 3.00 feet to a point; thence run South 00°18'04" East, parallel to said West boundary line of said Lot 1, for a distance of 53.00 feet to the point of intersection with the South boundary line of said Lot 1; thence run South 86°09'52" West along said South boundary line of Lot 1 for a dis-

tance of 7.01 feet to the Point of Beginning. Property Address: 1217 Del Prado Boulevard S, Cape Coral, FL 33990 Parcel No.: 20-44-24-C4-01270.00A0

Personal Property All accounts, supporting obligations, payment intangibles, rights to payment, chattel paper, general intangibles, inventory, goods, raw materials, work-in-progress, cash, and proceeds thereof; and all equipment and machinery, as well as all goods, machinery, equipment, improvements, or other personal property that becomes a fixture, whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing.

Leases and Rents All of Grantor's right, title and interest in and to the Rents from the real property described above. The word "Rents" means all of Sea Two Holdings, LLC's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Sea Two Holdings, LLC's right to enforce such leases and to receive and collect payment and proceeds thereunder.

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.

Dated this 20th day of March, 2026.

Kevin C. Karnes Clerk of Court (SEAL) T Mann by Deputy Clerk

Respectfully submitted, WEISSMAN & DERVISHI, P.A. By: /s/ Peter A. Tappert Peter A. Tappert Amanda Tresgallos Florida Bar Nos. 27100 and 1059624 One SE Third Avenue, Suite 1700 Miami, Florida 33131 305-347-4070 (Telephone) ptappert@wdpalaw.com atresgallos@wdpalaw.com service@wdpalaw.com Attorneys for Plaintiff, Flagship Cap Sub 1, LLC Mar. 27; Apr. 3, 2026 26-01152L

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.

Dated this 03/20/2026 Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann As Deputy Clerk

Day Pitney LLP Andrew R. Ingalls, Esq. aingalls@daypitney.com Alfredo E. Dally, Esq. adally@daypitney.com 396 Alhambra Circle North Tower, 14th Floor Miami, FL 33134 Tel: (305) 373-4000 Fax: (305) 351-8437 Counsel for Plaintiff Mar. 27; Apr. 3, 2026 26-01153L

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR, LEE COUNTY, FLORIDA CASE NO.: 25-CA-006251

GOLDEN PATH CAPITAL LLC, Plaintiff, v. TSAVO GROUP, INC, and WALQUINE LEMY, et al., Defendant(s).

To the following Defendant(s): TSAVO GROUP, INC. 1500 WESTON RD, SUITE 200, WESTON, FL 33326

who is evading service of process and 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 defendant(s), who are not known to be dead or alive, and all parties claiming having or claiming to have any right, title, or interest in the property described in the mortgage being foreclosed herein.

To the following Defendant(s): WALQUINE LEMY (LAST KNOWN ADDRESS) 2536 EAGLE RUN COURT, WESTON, FL 33327

TSAVO GROUP, INC. (LAST KNOWN ADDRESS) 1500 WESTON RD, SUITE 200, WESTON, FL 33326

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described properties:

Lot 17, Block 21, Lehig High Estates, Unit 4, Section 5, Township 45 South, Range 26 East, according to the plat thereof, as recorded in Plat Book 15, Page(s) 84, of the Public Records of Lee County, Florida. A/K/A 4701/4703 30th ST SW, LEHIGH ACRES, FL 33973

Lot 34, Block 20, Unit 5, LEHIGH ACRES, Section 9, Township 45 South, Range 27 East,

according to the plat thereof, as recorded in Plat Book 27, Page 184, of the Public Records of Lee County, Florida. A/K/A 652/654 CHEMSTRAND STREET E, LEGIGH ACRES, FL 33974

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Khan Law, P.A., Attorney for Plaintiff, whose address is 14707 S. Dixie Hwy, Suite 101, Miami, FLORIDA 33176 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER 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.

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 Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, 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 this 6th day of February, 2026.

KEVIN C. KARNES As Clerk of the Court (SEAL) By K Harris As Deputy Clerk

Submitted by: Khan Law, P.A. 14707 S. Dixie Hwy, Suite 101, Miami, FL 33176 Telephone : 305-969-3602 Facsimile : 305-969-3469 Email : fkhan@khanlawpa.com Mar. 27; Apr. 3, 2026 26-01188L

SECOND INSERTION

PLAINTIFF'S NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CASE NO.: 25-CA-002390 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-6, Plaintiff, vs. SOLE HOMES BUILDERS CORP., a Florida corporation, GEORGINA VIERA, an individual, and M.E. MENDEZ GROUP, LLC, a Wyoming limited liability company, Defendants.

NOTICE IS HEREBY GIVEN, pursuant to the Amended Final Judgment, entered in Case No. 25-CA-002390 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-6, is the Plaintiff, and Sole Homes Builders Corp.; Georgina Viera; and M.E. Mendez Group, are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the 9th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

Lots 9 and 10, Block 2939, CAPE CORAL UNIT 42, according to the plat thereof as recorded in Plat Book 17, Page 32, Public Records of Lee County, Florida. Property Address: 1717 Chiquita Boulevard North, Cape Coral, Florida 33993

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.

Dated this 03/20/2026 Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann As Deputy Clerk

Day Pitney LLP Andrew R. Ingalls, Esq. aingalls@daypitney.com Alfredo E. Dally, Esq. adally@daypitney.com 396 Alhambra Circle North Tower, 14th Floor Miami, FL 33134 Tel: (305) 373-4000 Fax: (305) 351-8437 Counsel for Plaintiff Mar. 27; Apr. 3, 2026 26-01153L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 25-CA-004290

THE HARD MONEY PLACE, CORP, a Florida corporation, Plaintiff, vs. PRIGERSON HOLDINGS LLC, a Florida limited liability company; et al; Defendant.

NOTICE IS HEREBY GIVEN pursuant to that Final Summary Judgment of Mortgage Foreclosure dated March 18, 2026 entered in 25-CA-004290 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida wherein THE HARD MONEY PLACE, CORP, a Florida corporation, is the Plaintiff(s) and PRIGERSON HOLDINGS LLC, a Florida limited liability company; and WINMO GROUP LLC, a foreign limited liability company, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 9:00 a.m. on the 23 day of April, 2026 at www.lee.realforeclose.com the following described property as set forth in said Order of Final Judgment, to-wit: Lots 11 and 12, Block 3980, CAPE CORAL UNIT 55, a Subdivision, according to the plat thereof, as recorded in Plat Book 19, pages 92 through 106, inclusive, of the Public Records of Lee County, Florida a/k/a 2864 NW 3 Terrace, Cape Coral, FL 33993

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.

WITNESS my hand and seal of said Court on 03/20/2026 KEVIN C. KARNES Clerk of Court (SEAL) By: T Mann as Deputy Clerk

DAVID R. ROY, P.A. 4209 N. Federal Hwy. Pompano Beach, FL 33064 Tel. (954) 784-2961 Email: david@davidroy.com By: David R. Roy Fla. Bar No. 885193 By: Teyvon Johnson Fla. Bar No. 1011005 Mar. 27; Apr. 3, 2026 26-01156L

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

Case No. 25-CA-002817 Honorable Judge: James R. Shenko PLANET MANAGEMENT GROUP, LLC Plaintiff, vs. 16338 KELLY WOODS ASSETS LLC; JOHN SCIASCIA, LLC; JOHN SCIASCIA, AS SOLE MEMBER OF 16338 KELLY WOODS ASSETS LLC; ATLANTIC COAST PROPERTIES, LLC; STATE OF FLORIDA; LEE COUNTY CLERK OF COURT; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 18, 2026 in the above-styled cause, I, Kevin Karnes, Clerk of the Circuit Court of Lee County, will sell to the highest and best bidder for cash online at www.lee.realforeclose.com at 9:00 A.M. on May 14, 2026 the following described property:

LOTS 34 AND 35, BLOCK 4534, UNIT 44, PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 113 THROUGH 121, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Tax ID: 14-45-23-C4-04534.0340 COMMONLY KNOWN AS: 615 SW 53rd Terr, Cape Coral, FL 33914.

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.

Dated this 03/20/2026 Kevin Karnes, Clerk of Circuit Court (SEAL) By: T Mann Deputy Clerk of Court

/s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com Mar. 27; Apr. 3, 2026 26-01146L

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 24-CC-5434 PINE RIDGE PALMS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. MARGARET D. NOBLE, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 12, 2026, and entered in Case No. 24-CC-5434 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein PINE RIDGE PALMS ASSOCIATION, INC. is Plaintiff, and Margaret D. Noble, Frank Noble, Ashleigh Noble, Dan Noble and Lee County, Florida are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 16th day of April, 2026 the following described property as set forth in said Final Judgment, to wit: Lot 18, Block X, Ft. Myers Beach Kampground, Unit One, according to the plat thereof in Plat Book 35, Pages 47, 48 and 49, Public Records of Lee County, Florida. A/K/A: 16300 Pine Ridge Road, Lot X18, Fort Myers, FL 33908

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.

DATED this 03/20/2026 KEVIN C. KARNES, as Clerk of said Court (SEAL) By: T Mann As Deputy Clerk

BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff K. Joy Mattingly, Esq. Florida Bar #17391 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com P05259/419175/30844858 Mar. 27; Apr. 3, 2026 26-01154L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CC-5236

WINDSONG NEIGHBORHOOD ASSOCIATION, INC. . A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. NANCY MARIE GALANTE, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 17, 2026, and entered in Case No. 25-CC-5236 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein WINDSONG NEIGHBORHOOD ASSOCIATION, INC. is Plaintiff, and Nancy Marie Galante are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 16th day of April, 2026 the following described property as set forth in said Final Judgment, to wit:

Lot 66, Windsong, according to the plat thereof, as recorded in Official Records Instrument No. 2018000148213, of the Public Records of Lee County, Florida. A/K/A: 11767 Solano Drive, Fort Myers, FL 33966

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

03/20/2026 KEVIN C. KARNES, as Clerk of said Court (SEAL) By: T. Mann As Deputy Clerk

BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff Carolyn C. Meadows, Esq. Florida Bar #92888 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com W29553/426371/30834678 Mar. 27; Apr. 3, 2026 26-01128L

SECOND INSERTION

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

Case No.: 25-CA-002037 Division: Civil Judge Alane C. Laboda Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Ronald R. Nespor, deceased, et al. Defendants.

Notice is hereby given that on May 7, 2026 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:

Unit 5282L, Week 26, Annual Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on March 18, 2026, in Civil Case No. 25-CA-002037, pending in the Circuit Court in Lee County, Florida.

DATED this 03/20/2026 KEVIN C. KARNES CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: T. Mann Deputy Clerk

THE MANLEY LAW FIRM PLLC P. O. Box 165028 Columbus, OH 43216-5028 AMPS@manleydeas.com 25-005791\_MM2 Mar. 27; Apr. 3, 2026 26-01127L

SECOND INSERTION

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

CASE NO.: 25-CA-3518 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-1, Plaintiff, vs. JOANNA RINELLA, LLC, a Florida limited liability company; JOANNA RINELLA, individually; UNKNOWN TENANT(S)/ OWNER(S)/SPOUSE(S) IN POSSESSION UNIT 2919; and UNKNOWN TENANT(S)/ OWNER(S)/SPOUSE(S) IN POSSESSION UNIT 2921, Defendants.

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on March 18, 2026, in Civil Case No. 2025-CA-3516, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which the Plaintiff, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-1, will sell to the highest and best bidder for cash at https://lee.realforeclose.com at 9:00 am on the 23rd day of April, 2026 for the real property located at:

Legal Description: Lots 31 through 33, Block 1842, Unit 45, Part 1, CAPE CORAL SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 21, pages 135 through 150, inclusive, of the Public Records of Lee County, Florida, LESS & EXCEPT that portion described in Official Records Book 4302, page 363, of the Public Records of Lee County, Florida, described as follows:

A parcel of land herein referred to as "Parcel A", for right of way acquisition purposes, lying in Cape Coral Subdivision, Unit 45, Part 1, according to the plat thereof, as recorded in Plat Book 21, pages 135 through 150, inclusive, of the Public Records of Lee County, Florida, being all of Lots 28 through 30, and a portion of Lots 31 and 32, Block 1842,

and being more particularly described as follows:

Commencing at the Southwest-erly corner of Lot 28, Block 1842, in said Unit 45, Part 1, and the Point of Beginning; thence North 01° 00' 30" West a distance of 164.70 feet along the Easterly right of way line of Southwest Santa Barbara Place to a point of cusp of a curve concave to the Northeast, having a radius of 25.00 feet; thence leaving said right of way Southeasterly along said curve to the left a distance of 38.92 feet, through a central angle of 89° 13' 44", said curve is subtended by a chord which bears South 45° 37' 22" East, a distance of 35.12 feet to a point of tangency, thence North 89° 45' 46" East a distance of 100.29 feet along a line 20 feet South of and parallel with the Northerly line of Lot 31 in said Block 1842 to the Westerly right of way line of a 20 foot wide alley; thence South 01° 00' 30" East a distance of 140.04 feet along said Westerly right of way line to the Southeasterly corner of Lot 28 in said Block 1842; thence South 89° 45' 46" West a distance of 124.96 feet along the Southerly line of said Lot 28 to the Point of Beginning. Address: 2919-2921 SW Santa Barbara Place, Cape Coral Florida 33914 Strap No.: 35-44-23-C3-01842.0320

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

Dated this 20th day of March 2026. Kevin C. Karnes Lee County Clerk of Court (SEAL) T. Mann by Deputy Clerk

/s/ Paul A. Giordano PAULA.GIORDANO Florida Bar No. (194190) pgiordano@ralaw.com serve.pgiordano@ralaw.com Roetzl & Address, Suite 1000 2320 First Street Suite 1000 Fort Myers, FL 33901-2904 Telephone: 239-337-3850 Attorneys for Plaintiff Mar. 27; Apr. 3, 2026 26-01125L

What makes public notices in newspapers superior to other forms of notices? Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.