

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211**

**Time: 10:45 AM**

**Sale to be held at www.storage-treasures.com.**

0012 - Mccurrey, David; 0031 - Jeskey, Paul; 0041 - Washington, Susana; 0052 - Ramirez Vasquez, Antonio; 0096 - Davidson, Chuck; 0102 - Ventura, Luis; 0207 - Rose-Swan, Pamela; 0213 - Flausino, Daniel; 0214 - Datus, Tori N; 0235 - Zero The Hero THEHERO, Zero; 0249 - Frequent, Edison; 0293 - Jackson, Roosevelt; 0326 - Jeskey, Paul; 0326A - Jackson, Niko; 0340 - powell, Keely; 0399 - Bonilla, Otto; 0477 - Kelly, Chelsea; 0568 - Rader, Claudia; 0589 - West, Robert; 0730 - Snowden, Emilie; 0736 - Rennie, Jacob; 0742 - Stephenson, John; 0755 - watkins, Damirria; 0766 - Mitchell, Reuben; 0851 - Mullis, Tina; 0881 - Herrera, Caridad; 0902 - Vance, Jessica; 1322 - Torres, Billy; 1355 - Sanchez, Bladimir; 1359 - Taylor, Jakiria; 1380 - Wilson, Chavone; 1417 - Next-gen construction group one llc fernandez, Lazaro

**PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721**

**Time: 11:00 AM**

**Sale to be held at www.storage-treasures.com.**

0002G - Hilton, Yvonne; 0006G - Lippert, Christopher; 0013G - Levesque, Barbara; 0102E - DOONAN, MARYA; 0105E - Taylor, Nicholas; 1002G - Nixon, Jeffery; 1016 - St-Laurent, Mathieu; 1135 - Feeney, Jennifer; 1164 - Porto, Anthony; 3006G - Welsh, Heather; 3011G - Blakeslee, Dennis R; 4008G - Wentz, Lawrence; 4028G - Green, Ron; 8010 - Forgaciu, Sam

**PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489**

**Time: 11:15 AM**

**Sale to be held at www.storage-treasures.com.**

034 - Dickinson, Jaret; 042 - Tonge, Jahmarley; 086 - Nucamendi, Rebecca; 094 - watson, antonetta; 138 - Kelly, Carlos; 256 - Peoples, Shermekia; 328 - German, Marlon; 385 - Salgado, Cristian; 393 - Wilson, Celestine; 398 - Bordeaux, April; 424 - daniel, Leandro; 429 - quintana, Betsy; 506 - palmer, Christopher; 924 - Dialba, Oscar; 926 - Gutierrez, Jesse; 940 - berry, Emily

**PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635**

**Time: 11:30 AM**

**Sale to be held at www.storage-treasures.com.**

A176 - Pearson, Christopher ; A283 - Dalton, Christopher; B306 - Orlandini Development LLC Orlandini, Joseph B; B325 - williams, Jasmine; D55276 - Fowler, Alexandra; E590 - Mendoza, Lorena

**PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571**

**Time: 12:15 PM**

**Sale to be held at www.storage-treasures.com.**

2063 - Kern, Amanda; 2125 - Hedman, Stewart; 3041 - Jones, Callie; 3068 - Bergeron, John

**PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897**

**Time: 12:30 PM**

**Sale to be held at www.storage-treasures.com.**

B002 - Ervin, Shahna; B029 - Boden, James; B039 - reyes, Normelis; B046 - Thomas, Darrell; B064 - Santos, Ruth; B092 - Rodriguez, Erik; C005 - Thomas, Bridgette; C025 - Lewandowski, James; D018 - Burgos, Rene; D023 - Nielsen, Lief; D065 - Lewandowski, James; E053 - Gutierrez, Gabriel; F040 - Ramos, Nancy ; F046 - Arce, Carlos; G010 - Rush, Lori; G017 - Nicholas, Nelson; H041 - Gloster, Christopher; H061 - CLARK, SABRINA

**PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811**

**Time: 12:45 PM**

**Sale to be held at www.storage-treasures.com.**

A003M - Williams, Keyshawn; C054 - Cyr, Pam; C064 - Theodoris, Wilbert; C066 - Grant, Troi; D135 - Robinson, Katwila; D136 - Begeman, Justin; D139 - Hester, Angel; F208 - Ruiz, Felix; G230 - boyd, Rudolph; G244 - Crist, William; H249 - Turner, Billy; H253 - Horvath, Dina; I307 - Starks, Josh; I351 - askew, William; J360 - banks, Donte; J374 - Martinez, Alejandro; K426 - Begeman, Justin; K451 - Frausto, Luis; L454 - Larose, Adza; L455 - Wells, Sara; M515 - Washington, Rolchika

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

April 10, 17, 2026

26-01297L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534**

**Time: 09:45 AM**

**Sale to be held at www.storage-treasures.com.**

1004 - cox, brandon; 1076 - White, Davonte; 1117 - Brown, Danise; 1146 - Thornton, Johnny; 1159 - Frestant, Guerdia; 1171 - Giles, Letara; 1183 - Adams, Andre; 1211 - Laurevil, Della; 1246 - Rivera, Ashlyn; 2001 - Fable, Clineisha; 2009 - Simon, Lucienne; 2034 - Watkins, Laura; 2035 - pascual, trevino; 2049 - Rodriguez, Angel; 2109 - Montes, Heidi; 2202 - bright, Kaiya; 2210 - MCDONALD, RAMLA ODE; 2212 - Madison, Aaron; 2218 - Martins, Bryce; 2228 - MCDONALD, RAMLA ODE; 2238 - johnson, Autumn; 2253 - Cardenas, Jocelyn; 2272 - Torres, Bryan; 2274 - Arce, Vanessa; 2309 - James, Patricia; 3045 - tatlock, Ashlee; 3078 - Rarick, Shannley; 3080 - Izidor, Paulo; 3125 - jimenez, Christian; 3126 - Pierre, Destiney; 3127 - Figueroa, Brandy; 3137 - Regis, Cherlie; 3179 - Rosario, Angel; 3186 - codie, Mikeya; 3210 - Dunkley, Neckeshia; 3213 - I AM GRACED CREATIONS LLC Johnson, Jaciann; 3273 - SCHUBERT, DIANE M; 3285 - zamora, julie

**PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447**

**Time: 10:00 AM**

**Sale to be held at www.storage-treasures.com.**

1057 - Fink, Travis; 1099 - Douglas-Rose, Carles; 1115 - Spanulo, Jillian; 1202 - Peralta, Jessenia; 2034 - Mercedes, Roxana; 2055 - Jestes, James; 2084 - Owens, Trellany; 2086 - Major Impact Impact, Major ; 2197 - Janel, Konrad; 2230 - artyushevskaya, angelina; 2241 - Maxwell, Perdita; 2287 - Gilbert, Andrew; 2372 - Juan, Tomas 2081 - Wainrib, Daniel; 3147 - Espinoza, Veronica Moreno; 3150 - FECTEAU, WENDY

**PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200**

**Time: 01:00 PM**

**Sale to be held at www.storage-treasures.com.**

1083 - Donaldson, Levi; 11037 - Lyons, Paul; 1113 - Suthard, Frances; 1132 - barbour, Hunter; 2041 - Fernando, Carlos Enrique; 2126 - Barnes, Dennis; 2220 - Doerr, Robert; 3000 - Douglas, Brooke; 3002 - Rodriguez, Jose; 3035 - Robinson, Sherry; 3105 - Garner, Jacob; 3193 - Petrucci, Cortni; 4000 - Villacorta Palacios, Elmer

**PUBLIC STORAGE # 77904, 1607 Diplomat Pkwy E, Cape Coral, FL 33909, (239) 785-2923**

**Time: 01:15 PM**

**Sale to be held at www.storage-treasures.com.**

1099 - Martorella, Kami; 1114 - Kato, Mahria; 2187 - Perez, Glensy; 2202 - Carter-Major, Tiffany

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

April 10, 17, 2026

26-01298L

#### FIRST INSERTION

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

IN THE CIRCUIT COURT OF THE 20 JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

**Case No.: 26DR2395**

**Cathrine Minor Chambers, Petitioner, and**

**Marvin A Chambers, Respondent,**

TO: Marvin Chambers

7192 W Highway 61 Toft MN 55615

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 Cathrine Minor Chambers, whose address is 13915 Second St Fort Myers FL 33905 on or before May 13, 2026, and file the original with the clerk of this Court at 1700 Monroe St 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 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: 4/3/26  
CLERK OF THE CIRCUIT COURT (SEAL) By: TM  
Deputy Clerk

April 10, 17, 24; May 1, 2026

26-01339L

#### FIRST INSERTION

##### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF PRE-SOLICITATION INFORMAL MEETING REGARDING BABCOCK RANCH LANDSCAPE PROGRAM

The Babcock Ranch Community Independent Special District (the "District") will hold an informal, pre-solicitation informational public meeting introducing the upcoming solicitation(s) for landscape maintenance services on:

**Date** April 29, 2026  
**Time** 10:00 a.m. (EST)  
**Location** Lake Timber Lodge  
42147 Lake Timber Drive  
Punta Gorda, Florida 33982

This meeting is a public meeting of the District open to all interested parties. No procurement decision has been made at this time, and formal solicitation has not yet been issued.

During this informal session, District staff will provide a high-level overview of the anticipated service areas, the general scope and scale of landscape maintenance services, and the overall project structure, expectations and anticipated timelines. This informal session is being held for general community awareness and does not constitute any final determination of scope, contract structure, award criteria, schedule, or otherwise, all of which will be finalized upon the District's Governing Board ("Board") authorization for a formal solicitation at a later date.

Attendance at this informational meeting is strongly encouraged for any contractors interested in participating in the upcoming solicitation(s). Please note that attendance is not a prerequisite for submitting a response to a subsequent formal solicitation of the District.

This public meeting may be continued to a date, time and place to be specified on the record at the meeting. There may be occasions when one or more Board members or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation at the meeting because of disability or physical impairment should contact the District Office at (561) 571-0100 or 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 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.

April 10, 2026

26-01351L

#### 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 Abbey Carpet Company located at 3471 Bonita Bay Blvd, Bonita Springs, FL 34134 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee County Florida, this 4th day of April 2026  
Abbey Carpet Co., Inc.

April 10, 2026 26-01336L

#### 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 Abbey Carpet & Floor located at 3471 Bonita Bay Blvd, Bonita Springs, FL 34134 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee County Florida, this 4th day of April 2026  
Abbey Carpet Co., Inc.

April 10, 2026 26-01335L

#### 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 Pines Transport located at 6821 Saint Edmunds Loop in the County of Lee, Florida, in the City of Fort Myers, FL 33966 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Fort Myers, Florida this 3rd day of April, 2026.  
Joshua Pines - Owner

April 10, 2026 26-01362L

#### 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 fictitious name of FIREHORSE PROMOTIONS located at 11735 Royal Tee Circle, in the County of Lee, in the City of Cape Coral, Florida 33991 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee, Florida, this 03 day of April, 2026.  
KERR ENTERTAINMENT, LLC

April 10, 2026 26-01323L

#### FIRST 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 Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 4/28/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Ellie Hansen. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

April 10, 17, 2026 26-01300L

#### FIRST 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 4/28/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Lazaro Perdomo. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

April 10, 17, 2026 26-01299L

#### 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 Richard Pascual Insurance Agency located at 4117 SW 6th Place in the City of Cape Coral, Lee, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of April, 2026  
Richard Pascual

April 10, 2026 26-01347L

#### FIRST INSERTION

##### FICTITIOUS NAME NOTICE - LSI GLOBAL STRATEGIES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LSI GLOBAL STRATEGIES located at 18713 Marlin Kite Ln, in the City of North Ft Myers, Florida 33917, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at North Ft Myers, Florida, this 2nd day of April, 2026.

LOGIMEX SOLUTIONS INT'L, LLC  
April 10, 2026 26-01337L

#### FIRST INSERTION

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

CIVIL DIVISION  
**CASE NO.: 25-DR-7810**

**JULIAN HINOJOSA,**

**Petitioner, vs.**

**SHAINAA DELAPAZ OROZCO,**

**NELSON OROZCO**

**Respondent's**

TO: NELSON OROZCO

LAST KNOWN ADDRESS

1141 Linda Loma Drive

Apartment 1

Fort Myers, FL 33908

NOTICE OF ACTION FOR PATERNITY( NO FINANCIAL SUPPORT)

TO: NELSON OROZCO, Respondent's last known address} 1141 Linda Loma Drive, Apartment 1, Fort Myers, FL 33908, Lee County

YOU ARE NOTIFIED that an action for Petition For Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ATTORNEY DIANE M. GONZALEZ AT 10800 CORKSCREW RD., UNIT 380, ESTERO, FL 33928 ON BEHALF OF AANTONIO LIRA PATINO on or before May 11, 2026, and file the original with the clerk of this Court at [clerk's address} 1700 Monroe Street, 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 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 this 27th day of March, 2026.

03/30/2026

Kevin C. Karnes

Clerk of the Circuit Court and

County Court

(SEAL) By E Bakelman

As Deputy Clerk

Prepared by:

/s/ Diane M. Gonzalez

DIANE M. GONZALEZ

Attorney for Petitioner

10800 Corkscrew Road

Suite 380

Estero, Florida 33928

(239) 948-8655

Bar No.: 0561940

Email: dora809@aol.com

Apr. 10, 17, 24; May 1, 2026

26-01320L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE at The Lock Up Self Storage

12700 University Dr  
Fort Myers, FL 33907

Will sell the contents of the following units to satisfy a lien to the highest bidder on April 24th, 2026 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 1010: Danielle Rydzik, Boxes, Clothes, Guitar, Bicycle, Patio & Household Furniture, Coolers, Lamps, Monitor, Scuba Tank, Electronics, Wall Art, Home Décor, Bushnell Telescope, Antique Fire Extinguishers; Unit 3517: Ryan Zerites, Boxes, Totes, Trunk, Golf Clubs, Guitar, TV Stand, File Cabinet, CDs/DVDs, Bar Tending Equipment, Beach Chairs, Luggage; Unit 4708: Sean Lintner, Boxes, Table, Mattress/Box Spring, Realty Signs, Child Car Seat, Speakers, PS3, CDS/Albums, Wall Art, Ladder  
April 10, 17, 2026 26-01327L

#### FIRST INSERTION

##### Fictitious Name Notice

## --- PUBLIC SALES ---

## FIRST INSERTION

**NOTICE OF PUBLIC SALE:  
THE LOCK UP SELF STORAGE**  
at

27661 S Tamiami Trail  
Bonita Springs, FL 34134  
will sell the contents of the following unit to satisfy a lien to the highest bidder on April 24, 2026 by 12:30PM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.  
Unit 4003 Michael Hecht  
April 10, 17, 2026 26-01334L

## FIRST INSERTION

**Fictitious Name Notice**

Notice is hereby given that the undersigned intend(s) to register the fictitious name of ISLAND AIRE HEATING, COOLING, PLUMBING & ELECTRICAL

Name(s) of Owner: ISLAND AIRE COOLING, PLUMBING & ELECTRICAL, LLC 1431 GREENWAY DRIVE, SUITE 200 IRVING, TX 75033  
April 10, 2026 26-01361L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-850  
IN RE: ESTATE OF  
MAX H. MITCHLEY  
a/k/a MAX HOWARD MITCHLEY  
Deceased.

The administration of the Estate of MAX H. MITCHLEY a/k/a MAX HOWARD MITCHLEY, deceased, whose date of death was January 27, 2026, 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.

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 10, 2026.

**Personal Representative:**  
**ELIZABETH MITCHLEY**  
23741 Merano Court, Unit 102  
Estero, Florida 34134

Attorney for Personal Representative:  
ANDREW J. KRAUSE, Attorney  
Florida Bar Number: 0330922  
Taft Stettinius & Hollister LLP  
9130 Galleria Court, Ste. 104  
Naples, Florida 34109  
Telephone: (239) 497-8364  
E-Mail: akrause@taftlaw.com  
Secondary E-Mail: shaas@taftlaw.com  
198699003v1  
April 10, 17, 2026 26-01302L

## 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 LuxOI located at 7144 Shannon Blvd 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 8th day of April, 2026  
Sun Club Holdings, LLC  
Lucas Shank, Managing Member  
April 10, 2026 26-01376L

## FIRST INSERTION

**Notice of Public Sale**

Notice is hereby given that Bonita Storage Inn and Beach Storage will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to Chapter 83 of the Florida Statutes). The sales will take place on 4/29/26. The sale will be conducted under the direction of Christopher Rosa (AU4167) and www.StorageTreasures.com on behalf of the facilities' management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and possibly a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Bonita Storage Inn at 8841 West Terry St. Bonita Springs FL 34135 will list storage units on the website www.StorageTreasures.com at 11am. Lisa Smith-Horowitz - Household Goods, Mark Mendez - Household Goods, Mateo Francisco - Household Goods, Michael Burge-Household Goods, Steve Morgan-Household Goods, Steve Morgan-Household Goods.  
Beach Storage at 3371 Bonita Beach Rd Bonita Springs FL 34134 will list storage units on the website www.StorageTreasures.com at 11am. Brittany Leigh Luikert-Household Goods, Dennis Sanchez-Household Goods, Patricia Cusano - Household Goods  
April 10, 17, 2026 26-01328L

## FIRST INSERTION

**NOTICE OF ACTION WITH  
MAILING**

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

Case No.: 25-DR-4639

Division: Family

**IN THE MATTER OF THE  
ADOPTION OF:  
AMERICA DANIELS**

TO: AMBER SKIE DEBORD, 1413 NE 23rd St. Cape coral, FL 33990

YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before May 12, 2026 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels 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.

This matter will be ran in the Business Observer.

Dated: 04/02/2026

KEVIN C. KARNES

Clerk of the Court

(SEAL) By: E Bakelman

Deputy Clerk

/s/ Timothy P. Culhane  
Timothy P. Culhane  
3949 Evans Avenue, Suite 300B  
Fort Myers, Florida 33901  
Fla. Bar No. 124657  
Apr. 10, 17, 24; May 1, 2026  
26-01321L

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

at

The Lock Up Self Storage

5500 Timmers Lane

Lehigh Acres Fl 33971

Will sell the contents of the following units to satisfy a lien to the highest bidder on April 24, 2026 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

**Unit 1065-RWI Supply Company-Construction materials, doors, pallet jack, shop vac, saw, dresser**

**Unit 1061-RWI Supply Company-Construction materials, shelving, doors, paint, cabinets**

**Unit 1058-RWI Supply-Construction materials, ladders, windows, doors, wheelbarrow**

**Unit 2010-Mitchell Alvarez-Twin bed topper, gas can, bowl, 2 tires**

**Unit 2121-Joyce Johnson-Hutch, television, end tables, artwork, stepladder, coffee table, totes**

**Unit 3152-Duane Faulkner-Storage containers, luggage, shoes, tabletop, moving blankets**

April 10, 17, 2026 26-01352L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-907  
IN RE: ESTATE OF  
STEPHEN FORREST  
A/K/A STEVE FORREST  
Deceased.

The administration of the estate of Stephen Forrest a/k/a Steve Forrest, deceased, whose date of death was October 6, 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 10, 2026.

**Personal Representative:**  
**Heather Lynn Vanderlinden**  
12965 Fairington Way  
Fort Myers, Florida 33913  
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  
April 10, 17, 2026 26-01303L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1021  
Division Probate  
IN RE: ESTATE OF  
JOHN JOSEPH MYERS, JR.  
A/K/A JOHN JOSEPH MYERS  
A/K/A JOHN J. MYERS  
Deceased.

The administration of the estate of John Joseph Myers, Jr. a/k/a John Joseph Myers a/k/a John J. Myers, deceased, whose date of death was February 6, 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.

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-000951  
Division: Probate  
IN RE: ESTATE OF  
LYNNE K. PELLERIN,  
Deceased.

The administration of the Estate of Lynne K. Pellerin, deceased, whose date of death was January 28, 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 732.2211.

The date of first publication of this Notice is April 10, 2026.

**Personal Representative:**  
**Signed by: Aaron Pellerin**  
**Aaron Pellerin**  
26 High Street  
New Boston, NH 03070  
Attorney for Personal Representative:  
Joe C. Cuffel  
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: joe@trustska.com  
4913-5199-4777, v. 1  
April 10, 17, 2026 26-01313L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000889  
IN RE: ESTATE OF  
CORY LANE CRAWFORD  
Deceased.

The administration of the estate of CORY LANE CRAWFORD, deceased, whose date of death was March 2, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2115 Second St, 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 representatives 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 of 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: April 10, 2026.

Signed on this 20 day of March, 2026.

**Personal Representative:**  
**ROBERT T. CRAWFORD**  
16808 Sugar Berry Lane  
Montverde, Florida 34756  
ROBERT A. WIGHT, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0107429  
Mettler Randolph Massey Ferguson  
Carroll & Sterlacci, P.L.  
340 Royal Palm Way, Suite 100  
Palm Beach, Florida 33480  
Telephone: 561-833-9631 /  
Fax: 561-655-2835  
Primary Email: raw@mettlerlaw.com  
Secondary Email:  
fbarreto@mettlerlaw.com  
April 10, 17, 2026 26-01304L

## FIRST INSERTION

**NOTICE TO CREDITORS**

The administration of the Estate of EDWARD JOHNSTON, deceased, whose date of death was January 15, 2026, File Number 26-CP-000703, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 within this Court WITHIN THREE 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 the first publication of this Notice is April 10, 2026.

**EDWARD S. JOHNSTON,**  
**Personal Representative,**  
8093 Stillwater Ct., Apt. 6,  
Ft Myers, FL 33903  
RICHARD M. MARCHEWKA, ESQ.,  
attorney for the Personal  
Representative,  
Florida Bar Number 0603120  
1601 Jackson Street, Suite 203  
Fort Myers, FL 33901  
(239) 337-1777  
April 10, 17, 2026 26-01301L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000964  
Division PROBATE  
IN RE: ESTATE OF  
BILLIE R. YOUNGER,  
Deceased.

The administration of the estate of BILLIE R. YOUNGER, deceased, whose date of death was February 18, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Drive Martin Luther King Jr Boulevard, 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.

The date of first publication of this notice is: April 10, 2026.

Dated this 7th day of April, 2026.

**ABIGAIL E. SMITH**  
**Personal Representative**  
546 20th Avenue NE  
St. Petersburg, FL 33704  
SARAH E. WILLIAMS, ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 0056014  
Sarah E. Williams, PA  
840 Beach Drive NE  
St. Petersburg, FL 33701  
Telephone: 727-898-6525  
Email:  
swilliams@sarahewilliams.com  
Secondary Email:  
legalassistant@sarahewilliams.com  
April 10, 17, 2026 26-01370L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**Probate Division**  
**File No. 26-CP-000639**  
**IN RE: ESTATE OF**  
**ARTHUR C. WARR,**  
**deceased.**

The administration of the testate estate of Arthur C. Warr, deceased, who died on January 25, 2026, File Number 26-CP-000639 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, P.O. Box 9346, Fort Myers, Florida 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice to Creditors is April 10, 2026

**Kathy S. Warr,**  
**Personal Representative**  
27892 Hacienda Village Dr., No. 30  
Bonita Springs, FL 34135  
Brian J. Downey, Esq.  
FL Bar Number: 0017975  
BARRETT MCNAGNY, LLP  
Attorney for Personal Representative  
215 E. Beny Street  
Fort Wayne, IN 46802  
260-423-9551  
bjd@barrettllaw.com  
April 10, 17, 2026 26-01359L

**PUBLISH YOUR  
LEGAL NOTICE**

Email  
legal@businessobserverfl.com

Business  
Observer

--- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-1023**  
**Division: Probate**  
**IN RE: ESTATE OF DANIEL EDWARD COLEMAN**  
**Deceased.**

The administration of the estate of Daniel Edward Coleman, Deceased, whose date of death was November 6, 2025, is pending in the Circuit court for Lee County, Florida Probate Division, file number 26-CP-1023; 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 unmatue, 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 unmatue 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 10 DAY OF April, 2026.

**Signed by: Dale B. Coleman**  
**4/3/2026 9:30:03 AM EDT**  
**Dale B. Coleman**

**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)  
 Ginine 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  
 April 10, 17, 2026 26-01333L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 26-CP-977**  
**Division: Probate**  
**IN RE: ESTATE OF EDWARD BRAZINA,**  
**Deceased.**

The administration of the Estate of Edward Brazina, deceased, whose date of death was April 10, 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 732.2211.

The date of first publication of this Notice is April 10, 2026.

**Personal Representative:**  
**Mark Brazina**  
 416 Penwell Road  
 Port Murray, NJ 07865  
 Attorney for Personal Representative:  
 Kevin A. Kyle  
 Attorney for Personal Representative  
 Florida Bar Number: 98059  
 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  
 April 10, 17, 2026 26-01318L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-000890**  
**IN RE: ESTATE OF BARBARA L. BROWN**  
**Deceased.**

The administration of the estate of BARBARA L. BROWN, deceased, whose date of death was October 26, 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 10, 2026.

**Personal Representative:**  
**RITA C. LAVORGNA**  
 4441 Meade Ave  
 Fort Myers, Florida 33901  
 Attorney for Personal Representative:  
 JOHN FERRARI, JR.  
 Attorney  
 Florida Bar Number: 111132  
 John Ferrari, PA  
 7100 S. Beneva Road  
 Sarasota, Florida 34238  
 Telephone: (941) 960-1676  
 Fax: (941) 296-8656  
 E-Mail: johnf@elderlegalf.com  
 pollyb@elderlegalf.com  
 April 10, 17, 2026 26-01317L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026-CP-852**  
**IN RE: ESTATE OF BARBARA JEAN STILWELL**  
**Deceased.**

The administration of the estate of Barbara Jean Stilwell, 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 April 10, 2026.

**Personal Representative:**  
**Wendy A. Robinson**  
 27512 Pinecrest Lane  
 Bonita Springs, FL 34135  
 Attorney for Personal Representative:  
 Haylee N. Blessing, Attorney  
 Florida Bar Number: 1059314  
 Henderson, Franklin, Starnes & Holt, P.A.  
 3451 Bonita Bay Boulevard, Suite 206  
 Bonita Springs, Florida 34134  
 Telephone: (239) 344-1100  
 Fax: (239) 344-1200  
 E-Mail: haylee.blessing@henlaw.com  
 Secondary E-Mail:  
 denise.edwards@henlaw.com  
 April 10, 17, 2026 26-01350L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN AND FOR THE CIRCUIT COURT OF TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-001018**  
**IN RE: ESTATE OF GERALD V. POTTINGER,**  
**Deceased.**

The administration of the Estate of GERALD V. POTTINGER, 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: 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 April 10, 2026.

**Personal Representative:**  
**SUSAN P. BEDINGHAUS**  
 10801 Starkey Road # 104-385  
 Seminole, Florida 33777  
 Attorney for Personal Representative:  
 BASKIN EISEL RIGHTMYER  
 Attorneys at Law  
 HAMDEN H. BASKIN, III, ESQ.  
 450 Carillon Parkway, Suite 150  
 St. Petersburg, FL 33716  
 Telephone: 727-572-4545  
 Facsimile: 727-572-4646  
 Primary Email:  
 hbaskin@baskineisel.com  
 Secondary Email:  
 glenda@baskineisel.com  
 Secondary Email:  
 service@baskineisel.com  
 {00760296.DOCX;1}  
 April 10, 17, 2026 26-01341L

**FIRST INSERTION**

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

**CASE NO.: 23-CA-011030**  
**LOC VAN NGUYEN and BAY THI LE FAMILY TRUST DATED FEBRUARY 4, 2010,**  
**Plaintiffs, v.**  
**VIET RIVER, LLC, A Florida Limited Liability Company, 4205 PINE ISLAND, LLC, a Florida Limited Liability Company, Defendants**  
**And**  
**THANG LE, individually, and THINH NGUYEN, individually, Intervenor.**

**THANG LE and THINH NGUYEN, Cross-Plaintiffs, v.**  
**VIET RIVER, LLC, a Florida limited liability company, Cross-Defendant.**

**THANG LE and THINH NGUYEN, Third-Party Plaintiffs, v.**  
**SIVAN LAM, individually, Third-Party Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment Mortgage Foreclosure dated April 6, 2026, and in the above-styled case in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I, Kevin C. Karnes, Clerk of the Circuit Court for Lee County, Florida will sell to the highest and best bidder for cash via the Internet at www.lee.realforeclose.com, at 9:00 a.m., on Thursday, the 7th day of May, 2026, the following described property set forth in said Final Judgment, to wit:

All that tract or parcel of land situated in Government Lot 1, (Mainland), Section 24, Township 44 South, Range 22 East,

more particularly described as follows:

From the Northerly corner of Lot 25, Block 1, Pine Island Fill Subdivision, on the Southwest-erly line of Government Lot 1, (Mainland) as recorded in Plat Book 8, Page 86, of the public records of Lee County, Florida, run North 45 degrees 00' East on an assumed bearing parallel to and 33 feet from the center-line of State Road No. 78, for 101 feet to the point of beginning; thence run North 45 degrees 00' East 77 feet; thence run South 45 degrees 00' East 167 feet; thence run South 45 degrees 00' West 100 feet; thence run North 45 degrees 00' West 50 feet; thence run North 45 degrees 00' East 23 feet; thence run North 45 degrees 00' West 117 feet to the point of beginning. Parcel Identification No. 24-44-22-00-00043.0000 Street Address: 4205 Pine Island Rd NW, Matlacha, FL 33993 (the "Property").

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 on the 04/06/2026.

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

Carolyn Amengual  
 Gray/Robinson, P.A.  
 101 E Kennedy Blvd # 4000,  
 Tampa, FL 33602  
 Carolyn.Amengual@gray-robison.com  
 #66693729 v1  
 April 10, 17, 2026 26-01353L

**FIRST 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-004862**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1, Plaintiff, v.**  
**DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and for Other Relief dated March 30, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004862, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, MARCO A. ROSALES TREJO, UNKNOWN TENANT #1 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A ROERNY RAMIREZ, UNKNOWN TENANT #2 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A LINETT RAMIREZ, UNKNOWN TENANT #1 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A KENUR CABRERA and UNKNOWN TENANT #2 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A MARYLAND PENA 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 30, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

**FIRST INSERTION**

PARCEL 1:  
 LOT 4, BLOCK 49, UNIT 9, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 178, PUBLIC RECORDS OF LEE COUNTY, FLORIDA INCLUDING THE BUILDINGS, APPURTENANCES, AND FIXTURES LOCATED THEREON  
 PROPERTY ADDRESS: 208 GENOA AVENUE S., LEHIGH ACRES, FLORIDA 33974

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: 04/07/2026  
 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  
 25-00044-1  
 April 10, 17, 2026 26-01363L

**FIRST INSERTION**

**NOTICE TO CREDITORS (Formal Administration)**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-000784**  
**Division Probate**  
**IN RE: ESTATE OF MARC LAYNE FIELDER,**  
**Deceased.**

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

The administration of the estate of Marc Layne Fielder, deceased, whose date of death was December 18, 2025, and the last four digits of whose social security number are 5057 is pending in the Circuit Court of Lee, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was 12/18/2025. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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

**FIRST INSERTION**

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 section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes.

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 April 10, 2026.

**Person Giving Notice:**  
**Taryn Fielder**  
 1035 Carper Street  
 Mclean, Virginia 22101  
 Attorney for Person Giving Notice:  
 Noelle M. Melanson Esquire  
 Melanson Law PA  
 Attorney for Personal Representative  
 Florida Bar Number: 676241  
 1430 Royal Palm Sq. Blvd., Suite 103  
 Fort Myers, FL 33919  
 Telephone: 239-689-8588  
 Facsimile: 239-734-5031  
 Primary E-Mail:  
 noelle@melansonlaw.com  
 Secondary E-Mail:  
 pleadings@melansonlaw.com  
 April 10, 17, 2026 26-01314L

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

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 26-CP-917**  
IN RE: ESTATE OF  
**MARY JOAN SADLOWSKI**  
a/k/a M. JOAN SADLOWSKI  
a/k/a JOAN SADLOWSKI,  
Deceased.

The administration of the estate of Mary Joan Sadlowski a/k/a M. Joan Sadlowski, deceased, whose date of death was March 5, 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.

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 10, 2026.

**Maureen M. Hager**  
**Personal Representative**  
95 West 6th Street  
Corning, NY 14830  
Attorney for Personal Representative:  
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 10, 17, 2026 26-01319L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000776**  
IN RE: ESTATE OF  
**ROBERT LEE SEIDELL,**  
Deceased.

The administration of the Estate of ROBERT LEE SEIDELL, deceased, whose date of death was March 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, 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 10, 2026.

**JANET MARIE SEIDELL**  
22051 Shallowater Lane  
Estero, Florida 34135  
**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:  
dallas.klemmer@quarles.com  
DocketFL@quarles.com  
Attorneys for Personal Representative  
QB\101677712.1  
April 10, 17, 2026 26-01326L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-001036**  
IN RE: ESTATE OF  
**THERESA KELLY**  
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 THERESA KELLY, deceased, File Number 26-CP-001036, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King, Jr. Boulevard, Fort Myers, Florida 33901; that the decedent's date of death was February 10, 2026; that the only probate asset is a vehicle worth \$12,000.00, and that the names and address of those liable for the expenses of the administration of the Decedent's estate and enforceable claims of the Decedent's creditors to the extent the Decedent's estate is insufficient to pay them, as provided in Florida Statutes §733.607(2) are:

NAME ADDRESS  
MARY BETH BROWN, Trustee of the KELLY ADMINISTRATIVE TRUST U/A/D 7/16/2025  
6530 Coffman Farms Road  
Keedysville, Maryland 21756  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 10, 2026.  
ATTORNEY FOR TRUSTEE:  
/s/ Thomas F. LaTorre  
THOMAS F. LATORRE, ESQ.  
Attorney for Petitioner  
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@safeharborlawfirm.com  
April 10, 17, 2026 26-01346L

## 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-000976**  
IN RE: ESTATE OF:  
**JOHN PAWELEK**

The administration of the estate of JOHN PAWELEK, deceased, whose date of death was July 12, 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.

The date of first publication of this notice is: April 10, 2026

/s/ **Joanna Currie**  
**JOANNA CURRIE**  
**Personal Representative**  
FLORIDA ESTATE PLANNING ATTORNEY, PLLC  
By: /s/ David G. Jones, Esquire  
David G. Jones, Esq  
Attorney for the Personal Representative  
Florida Bar No. 1010525  
Office: 18070 S. Tamiami Trail, 11-5,  
Fort Myers, Florida 33908  
Tel.: (239) 227-8830  
E-mail:  
davidc@estateplanningswfl.com  
April 10, 17, 2026 26-01349L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-848**  
IN RE: ESTATE OF  
**Elizabeth C. Mancini,**  
Deceased.

The administration of the estate of Elizabeth C. Mancini, deceased, whose date of death was January 31st, 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, 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 April 10, 2026

**Herman J. Mancini**  
20625 Porthole Court South,  
Estero, FL 33928  
**Personal Representative**  
Ged Law  
Attorneys for Personal Representative  
7955 Airport Pulling Road North  
Suite 202  
Naples, FL 34109  
Telephone: 2395145048  
Florida Bar No. 18808  
Email Addresses: dged@ged-law.com  
April 10, 17, 2026 26-01325L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO. 25-CA-004183**  
**Judge: Rachel Spring Loukonen**  
**JOE TAYLOR RESTORATION, INC., a Florida corporation,**  
**Plaintiff, v.**  
**BIRDS FOUNTAINS FORESTWOOD, LLC,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2026, and entered in Case No. 25-CA-004183, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein, JOE TAYLOR RESTORATION, INC., Plaintiff and BIRDS FOUNTAINS FORESTWOOD, LLC, Defendant, Kevin C. Karnes, Clerk of the Circuit Court & Comptroller, 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 Thursday, April 23, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

PARL IN N1/2 LESS RD R/W AS DESC IN OR 1785 PGS 2424 + 2426 (the "Property")

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.

04/02/2026 Kevin C. Karnes  
Clerk of the Court  
(SEAL) T Mann  
by Deputy Clerk

**PADULA LAW FIRM**  
Attorneys for Plaintiff  
3837 NW Boca Raton Blvd., Suite 200  
Boca Raton, Florida 33431  
Telephone No. 561.678.0021  
Facsimile No. 561.270.0241  
By: /s/ Joshua S. Widlansky  
JOSHUA S. WIDLANSKY  
Florida Bar No. 45197  
Email: JSW@Padula.law  
Secondary Email: TE@Padula.law  
Tertiary Email: LH@Padula.law  
April 10, 17, 2026 26-01310L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE JUDICIAL CIRCUIT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO. 2026-CP-000858**  
IN RE: ESTATE OF  
**TRENTON JOSEPH PULCHER,**  
Deceased.

The administration of the estate of TRENTON JOSEPH PULCHER, deceased, whose date of death was AUGUST 30, 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.

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: April 10, 2026.

**TIMOTHY PULCHER**  
**Personal Representative**  
6886 Bogey Drive  
Fort Myers, FL 33919  
**MATTHEW MCCONNELL, Esq.**  
Florida Bar No. 126161  
Attorney for Personal Representative  
Dickman Law Firm  
Post Office Box 111868  
Naples, FL 34108  
T: 239-434-0840 - F : 239-434-0940  
matthew@dickmanlawfirm.org  
April 10, 17, 2026 26-01324L

## 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. 25-CA-005390**  
**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC,**  
**Plaintiff, vs.**  
**Cassandra Stead, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-005390 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC is the Plaintiff and Cassandra Stead; United States of America on behalf of the Secretary of Housing and Urban Development 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 April 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 66 AND 67, BLOCK 191, SAN CARLOS PARK UNIT NO. 16, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE(S) 370 THROUGH 377, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
TAX ID: 09-46-25-05-00191.0660

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 04/03/2026

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-F02532  
April 10, 17, 2026 26-01322L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000809**  
IN RE: ESTATE OF  
**BEEDNAICHIE DALUSMA,**  
Deceased.

The administration of the estate of BEEDNAICHIE DALUSMA, deceased, whose date of death was March 14, 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: April 10, 2026.

**TRACY MUSSOTTE**  
**Personal Representative**  
8266 Silver Birch Way  
Lehigh Acres, FL 33971  
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 10, 17, 2026 26-01343L

## 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-004296**  
**EQUITY PRIME MORTGAGE LLC,**  
**Plaintiff, vs.**  
**JOHN CARMELO ALESSI, ET AL.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated March 26, 2026 and entered in Case No. 24-CA-004296 of the Circuit Court of the Judicial Circuit in and for Lee County, Florida wherein EQUITY PRIME MORTGAGE LLC, is the Plaintiff and JOHN CARMELO ALESSI; EIGRAM INC. DBA CHARACTER CAPITAL; MV REALTY PBC LLC, is/are Defendant(s), I, Kevin C. Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on May 14, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 82, BLOCK 5593, UNIT 84, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 30 THROUGH 48, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Commonly known as: 1325 NE 35th St, Cape Coral, FL 33909  
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, 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

DATED in Lee, Florida this, 04/03/2026

Kevin C. Karnes  
As Clerk of Circuit Court  
Lee County, Florida  
(SEAL) T Mann  
Deputy Clerk  
LLS15054  
April 10, 17, 2026 26-01330L

## FIRST INSERTION

**Notice to Creditors**  
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA  
PROBATE DIVISION  
**File Number: 26-CP-000122**  
Division: Probate  
IN RE: ESTATE OF  
**Sabin Streeter Sr.**  
Deceased.

The administration of the estate of Sabin Streeter Sr., deceased, File Number: 26-000122, whose date of death was September 28, 2025, 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 3390, Attn: Probate Division. 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: April 10, 2026.

**Personal Representative**  
**Beverly Hamilton Streeter**  
2 Woods Witch Lane  
Chappaqua, NY 10514  
Attorney for Personal Representative  
Ian Horowitz  
92775  
HH Law PLLC  
1900 Glades Road, Suite 355  
Boca Raton, FL 33431  
561-405-9465  
ian@trushllaw.com  
April 10, 17, 2026 26-01332L

## FIRST INSERTION

**NOTICE OF RESCHEDULED FORECLOSURE SALE**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 25-CA-68**  
**BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,**  
**Plaintiff, vs.**  
**PRIMA LUCE, LLC, a Florida limited liability company;**  
**METIVIER, LLC, a Florida limited liability company;**  
**PRIMA LUCE HOLDINGS, LLC a Florida limited liability company;**  
**ROBERT MACFARLANE; THE UNKNOWN TENANT(S)/OCCUPANT(S) IN POSSESSION, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to a Consent Final Judgment dated January 21, 2026, entered in Civil Case No. 2025-CA-00068 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 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:

Condominium Unit No. 2001 of BEAU RIVAGE, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4468, page 73, 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 in accordance with Florida Statutes, Section 45.031.

Dated 04/06/2026.

Kevin C. Karnes  
Clerk of Court  
(SEAL) By: T Mann  
Deputy Clerk  
April 10, 17, 2026 26-01331L

--- ESTATE ---

--- ACTIONS / SALES ---

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-000751**  
**IN RE: ESTATE OF YOLANDA PINTO**  
**DECEASED.**

The administration of the estate of YOLANDA PINTO deceased, whose date of death was January 30, 2026, is pending in the Twentieth Judicial 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, 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 10, 2026.

Signed on this 10 day of March 2026.

**Pamela Pinto**  
**Personal Representative**  
Christopher Marsala, Esq.  
Florida Bar No.: 0936766  
McLaughlin & Stern, PLLC  
5150 Tamiami Trail North, Suite 602  
Naples, Florida 34103  
Telephone: 239-207-3051  
Email:  
cmarsala@mclaughlinstern.com  
Secondary:  
dbaez@mclaughlinstern.com  
April 10, 17, 2026 26-01305L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000613**  
**IN RE: ESTATE OF Dennis E. Drabek,**  
**Deceased.**

The administration of the estate of Dennis E. Drabek, deceased, whose date of death was December 20, 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.

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 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 10, 2026.

**Tara A. Rusch**  
**P.O. Address:**  
2085 Club House Road,  
North Fort Myers, FL 33917  
Hodgson Russ LLP  
Attorneys for Personal Representative  
440 Royal Palm Way  
Suite 202  
Palm Beach, FL 33480  
Telephone: (561) 656-8013  
By: Jillian E. Brevorka, Esq.  
Florida Bar No. 76433  
Email Addresses:  
jbrevorka@hodgsonruss.com  
April 10, 17, 2026 26-01371L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003631**  
**Division Probate**  
**IN RE: ESTATE OF SYLVIA LEA PARKER-BAKER**  
**Deceased.**

The administration of the estate of Sylvia Lea Parker-Baker, deceased, whose date of death was May 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. 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 10, 2026.

**Personal Representative:**  
**Gary Lee Baker**  
16711 Garden Blvd.  
Cape Coral, FL 33909  
Attorney for Personal Representative:  
Steven E. Martin, Attorney  
Florida Bar Number: 26519  
Martin Law Firm, PL  
3701 Del Prado Blvd S.  
Cape Coral, Florida 33904  
Telephone: (239) 443-1094  
Fax: (941) 213-1231  
E-Mail:  
steven@martinlawfirm.com  
April 10, 17, 2026 26-01369L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO. 25-CA-005921**  
**SECURITY CAPITAL VENTURES, LLC a Florida limited liability company,**  
**Plaintiff, vs.**  
**LISA B DUPLEX 2, LLC, a Florida limited liability company, DOLORES KIRKBRIDE and LUIS CASTILLO,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 1, 2026 and entered in Case No. 25-CA-005921, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SECURITY CAPITAL VENTURES, LLC is Plaintiff and LISA B DUPLEX 2, LLC, DOLORES KIRKBRIDE and LUIS CASTILLO 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 May 7, 2026, the following described property as set forth in said Final Judgment, to wit:

**PARCEL 1:**  
Lots 82, 83, and 84, Block 16, San Carlos Park North Addition, according to the map or plat thereof as recorded in Plat Book 28, Page 14, Public Records of Lee County, Florida.  
Property Address: 17469/471 Dumont Dr Fort Myers, FL 33967  
Parcel ID No: 08-46-25-16-00016.0820

**PARCEL 2:**  
Lots 18, 19, and 20, Block 17, San Carlos Park North Addition, according to the map or plat thereof as recorded in Plat Book 28, Page 14, Public Records of Lee County, Florida.  
Property Address: 7201 Albany Rd Fort Myers, FL 33967  
Parcel ID No: 08-46-25-16-00017.0180

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 04/01/2026

KEVIN C. KARNES  
Clerk of the Circuit Court & Comptroller  
(SEAL) By: T Mann  
As Deputy Clerk

Submitted by:  
Mark D. Feinstein, Esq.  
Feinstein & Sorota, P.A.  
Attorneys for Plaintiff  
600 Corporate Drive  
Suite 320  
Fort Lauderdale, FL 33334  
Tel: (954) 617-1500  
Fax: (954) 617-4100  
Designated service e-mails:  
fspa@fspalaw.com;  
pleadings@fspalaw.com  
April 10, 17, 2026 26-01306L

FIRST 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-004862**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1,**  
**Plaintiff, v.**  
**DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,**  
**Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and for Other Relief dated March 30, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004862, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, MARCO A. ROSALES TREJO, UNKNOWN TENANT #1 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A ROERNY RAMIREZ, UNKNOWN TENANT #2 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A LINETT RAMIREZ, UNKNOWN TENANT #1 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A KENUR CABRERA and UNKNOWN TENANT #2 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A MARYLAND PENA 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 30, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

**PARCEL 3:**  
LOT 13, BLOCK 31, UNIT 4, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
INCLUDING THE BUILDINGS, APPURTENANCES, AND FIXTURES LOCATED THEREON.  
PROPERTY ADDRESS: 3004 47TH STREET W, LEHIGH ACRES, FLORIDA 33971  
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: 04/07/2026  
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  
25-00044-1  
April 10, 17, 2026 26-01365L

FIRST 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-004862**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1,**  
**Plaintiff, v.**  
**DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,**  
**Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and for Other Relief dated March 30, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004862, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, MARCO A. ROSALES TREJO, UNKNOWN TENANT #1 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A ROERNY RAMIREZ, UNKNOWN TENANT #1 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A KENUR CABRERA and UNKNOWN TENANT #2 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A MARYLAND PENA are the Defendants.

The Clerk of the Court, KEVIN

FIRST INSERTION

KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 30, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

**PARCEL 2:**  
LOT 5, BLOCK 49, UNIT 9, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 178, PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
INCLUDING THE BUILDINGS, APPURTENANCES, AND FIXTURES LOCATED THEREON.  
PROPERTY ADDRESS: 210 GENOA AVENUE S, LEHIGH ACRES, FLORIDA 33974  
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: 04/07/2026  
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  
25-00044-1  
April 10, 17, 2026 26-01364L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**Case No: 26-CA-001601**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER**  
**TRUSTEE OF CFSI5 GRANTOR**  
**TRUST,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST UNKNOWN HEIRS OF EFFIE WISE AKA EFFIE PATRICIA WISE, DECEASED, et al,**  
**Defendants.**

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST UNKNOWN HEIRS OF EFFIE WISE AKA EFFIE PATRICIA WISE, DECEASED  
1395 TORREYA CIRCLE, NORTH FORT MYERS, FL 33917  
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:  
LOT 5, BLOCK A, FOXMOOR PINES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 148 THROUGH 151, 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 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 day of 04/07/2026  
Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: N Wright-Angad  
Deputy Clerk

Philip Stecco, Esq.,  
Lender Legal PLLC,  
1800 Pembroke Drive, Suite 250,  
Orlando, Florida 32810  
LLS16305  
April 10, 17, 2026 26-01348L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY  
CIVIL DIVISION  
**Case No. 36-2025-CA-006317**  
**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION**  
**Plaintiff, vs.**  
**VERONICA MOLINA, SERGIO MEJIA A/K/A SERGIO JAVIER MEJIA, SERGIO ISEAH MEJIA, EMILY SALEEN MEJIA, et al.**  
**Defendants.**

TO: VERONICA MOLINA  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
13113 ELLENDALE CIR  
LEHIGH ACRES, FL 33936 and  
UNKNOWN SPOUSE OF VERONICA MOLINA  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
13113 ELLENDALE CIR  
LEHIGH ACRES, FL 33936  
You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida:  
LOT 17, BLOCK 7, UNIT 2, WEDGEWOOD, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 125 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
commonly known as 1421 KIMDALE ST E, LEHIGH ACRES, FL 33936 has

been filed against you and you are required to serve a copy of your written defenses, if any, to it on George Zamora of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within (30 days from the first date of publication, whichever is later) 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.  
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.  
Dated: 04/02/2026,  
CLERK OF THE COURT  
Honorable Kevin C. Karnes  
1700 Monroe Street  
Ft. Myers, Florida 33902  
(SEAL) By: N Wright-Angad  
Deputy Clerk

Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
011150/2531937/MTS  
April 10, 17, 2026 26-01316L

FIRST 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-005885**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**KURT PENDLETON A/K/A KURT ANDREW PENDLETON; ATHENA AT OLYMPIA POINTE ASSOCIATION, INC; BNEI RIVKAH GROUP, LLC AKA BNEI RIVKAH GROUP, LLC; ODYSSEY AT OLYMPIA POINTE ASSOCIATION, INC; OLYMPIA POINTE COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LYDIA PENDLETON; UNKNOWN TRUSTEE OF THE BERG FAMILY TRUST; UNKNOWN BENEFICIARIES OF THE BERG FAMILY TRUST; 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 04 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 35, OLYMPIA POINTE,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 84 THROUGH 97, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 11504 CENTAURY WAY, LEHIGH ACRES, FL 33971  
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 04/02/2026  
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  
25-03494  
April 10, 17, 2026 26-01308L



**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.

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED 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 to the Final Judgment of Foreclosure 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 County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MICHELLE WEBSTER; TERRY WEBSTER; KRISTIN R. HAINES; WILLIAM M. HAINES; ADMINISTRATOR 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, I, 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 following 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 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, 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

DATED in Lee, Florida this, 04/02/2026

As Clerk of Circuit Court LEE County, Florida (SEAL) T Mann Deputy Clerk Nick Geraci, Esq. Lender Legal PLLC 1800 Pembroke Drive, Suite 250 Orlando, FL 32810 Attorney for Plaintiff LLS15077 April 10, 17, 2026 26-01307L

FIRST INSERTION

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

Case No: 25-CA-003434 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RICHARD H. KLOHR; GENESIS M. ANDINO; FLORIDA HOUSING FINANCE CORPORATION; UPWARD PROPERTIES LLC; FIFTH THIRD BANK; 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 April 3, 2026 in Civil Case No. 25-CA-003434, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and RICHARD H. KLOHR; GENESIS M. ANDINO; FLORIDA HOUSING FINANCE CORPORATION; UPWARD PROPERTIES LLC; FIFTH THIRD BANK; 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 21, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 141, WATERWAY ESTATES OF FORT MYERS, BLOCK 3, UNIT 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 87 THROUGH 89, 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 04/06/2026.

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 1184-2628B April 10, 17, 2026 26-01356L

FIRST INSERTION

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

Case No.: 2025-CA-004444 UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, v. WILLIAM PROCTOR, III, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on May 14, 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:

LOT 22, BLOCK 35, RESUBDIVISION OF BLOCKS 35, 38, 47, THE EAST HALF OF BLOCK 34 AND THE WEST HALF OF BLOCK 36, SUNCOAST ESTATES, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 8 AND 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT 1981 FLOR MOBILE HOME, VIN'S GDCFL17817847A AND GDCFL17817847B, TITLE NO. 19632194 AND 19632193. Property Address: 8075 Penny Drive, North Fort Myers, FL 33917

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

WITNESS my hand and official seal of this Honorable Court this 04/02/2026

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 April 10, 17, 2026 26-01312L

FIRST INSERTION

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

Case No.: 2025-CA-000914 CIVIL ACTION

Notice is hereby given that the undersigned Clerk of Circuit Court of Lee County, Florida, will on April 30, 2026, at 9:00 o'clock, a.m. via electronic sale at 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:

LOT 16, BLOCK 14, UNIT 5, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PID: 33-44-27-L3-05014.0160 AKA: 805 Leeland Heights Blvd. E., Lehigh Acres, FL 33936

pursuant to the Final Judgment of Foreclosure filed on the 8th day of January, 2026, and the Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated February 23, 2026 and the Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated March 30, 2026 all entered in Case No. 2025-CA-004171, the style of which is:

CORE MANAGEMENT SOLUTIONS, LLC, a Florida limited liability company, Plaintiff, vs.

CLINTON FORBES, VALLEY STRONG CREDIT UNION SERVICED BY UPGRADE, INC., and UNKNOWN TENANTS IN POSSESSION, Defendants.

Case No.: 25-CA-004171 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 04/06/2026.

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

Peter M. Starling, Esquire, Starling Law, P.A., 599 9th Street North, Suite 207, Naples, Florida 34102, 239-302-6063. April 10, 17, 2026 26-01340L

FIRST INSERTION

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

Case No: 26-CA-000914 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ODILES MATHURIN, et al., Defendants.

TO: Odiles Mathurin 2616 66th St W Lehigh Acres, FL 33971 Unknown Spouse of Odiles Mathurin 2616 66th St W Lehigh Acres, FL 33971 Daphney Joseph 2616 66th St W Lehigh Acres, FL 33971 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: LOT 19, BLOCK 109, UNIT 11 LEHIGH ACRES SUBDIVISION, SECTION 1, TOWNSHIP 44 S, RANGE 26 E, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 58, 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 Joseph Dillon, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 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 6 day of April, 2026.

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

Joseph Dillon, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 LLS16147 April 10, 17, 2026 26-01344L

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR Lee County, Florida PROBATE DIVISION

File No: 2026 CP 1060 IN RE: ESTATE OF ANITA F. KAYE 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 ANITA F. KAYE, deceased, File Number 2026 CP 1060, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901; that the decedent's date of death was October 28, 2024; that the total value of the estate is \$66,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Michael Kaye 2109 Coolngreen Way Encinitas, CA 92024

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 10, 2026.

Michael Kaye P.O. Address: 2109 Coolngreen Way, Encinitas, CA 92024

Eugene O. George, Esq., Bowman, George, Scheb, & Chapman, PA 2750 Ringling Blvd., Suite 3 Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 127285 ggeorge@bowmangeorge.com Attorneys for Person Giving Notice April 10, 17, 2026 26-01375L

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-8114 COVES OF ESTERO BAY PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, v. REBECCA A. JENKINS, et al., Defendants.

NOTICE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure filed on April 2, 2026, and entered in Case No. 25-CC-8114 of the County Court in and for Lee County, Florida, wherein Coves of Estero Bay Property Owners Association, Inc., is the Plaintiff and Rebecca A. Jenkins 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 7th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 104, COVES OF ESTERO BAY II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 2022000125569, 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.

04/07/2026 Kevin C. Karnes, Clerk 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 10, 17, 2026 26-01368L

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 36-2025-CC-001646 PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,, Plaintiff, v. MARLENE OTERO, TYLER JOSEPH OTERO and UNKNOWN TENANT(S) / OCCUPANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this case, in the County Court of Lee County, Florida, the Clerk of Court, Kevin C. Karnes, will sell all the property situated in Lee County, Florida described as:

Lot 93 of Portico Phase IV, according to the Plat thereof, as recorded in Official Records Instrument Number 2020000068824 of the Public Records of Lee County, Florida. The subject property is also known as: 14269 Oviedo Place Fort Myers, FL 33905.

at a public sale, to the highest and best bidder, for cash, via the Internet at www.lee.realforeclosure.com at 9:00 a.m. on April 30, 2026.

Any person claiming an interest in the surplus from the sale, if any, other than the property owners 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 DENTONS COHEN & GRIGSBY, P.C. Mercato - Suite 6200 9110 Strada Place Naples, Florida 34108-2938 Telephone: (239) 390-1900 Magner D. Tiuso, Esq. (magner.tiuso@dentons.com) 5514587.v2 April 10, 17, 2026 26-01309L

FIRST INSERTION

CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CIVIL ACTION CASE NO. 25-CA-003519 SUNCOAST CREDIT UNION, Plaintiff, BRADLEY LOUIS SMITH; UNKNOWN SPOUSE OF BRADLEY LOUIS SMITH; BIG RIVER ROOFING, INC.; AND ANY UNKNOWN PERSONS IN POSSESSION, Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure filed in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell at public sale to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, using the method of electronic sale beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on May 7, 2026, that certain parcel of real property situated in Lee County, Florida, described as follows: Lots 8 and 9, Block 27, LEHIGH ACRES UNIT 7, Section 20, Township 44 South, Range 27 East, according to the plat thereof in Plat Book 15, Page 28, 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 04/06/2026. KEVIN KARNES, CLERK Circuit Court of Lee County (SEAL) By: T Mann Deputy Clerk

Shannon M. Puopolo, Esq. Henderson, Franklin, Starnes & Holt, P.A. Attorneys for Plaintiff P.O. Box 280 Fort Myers, FL 33902-0280 shannon.puopolo@henlaw.com Attorney for Plaintiff 239-344-1100 April 10, 17, 2026 26-01335L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

CIVIL DIVISION: CASE NO.: 2026-CA-001087 ROCKET MORTGAGE, LLC S/B/M TO NATIONSTAR MORTGAGE LLC Plaintiff, vs. MAGDALENE JOHNSON, et al., Defendants.

To: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF ALLEN CASEN 4125 MANNING DR, FORT MYERS, FL 33916

LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 48, UNIT 2, RAINBOW GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 4, IN 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 Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court within 30 days 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 April 2, 2026

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

Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com 25-06774 April 10, 17, 2026 26-01338L

FIRST INSERTION

NOTICE OF RESCHEDULED 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 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 11th day of June, 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 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 2nd day of April 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 April 10, 17, 2026 26-01311L

--- ACTIONS / SALES ---

**FIRST INSERTION**  
**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. 362025CA005528A001CH**  
**LAKE MICHIGAN CREDIT UNION Plaintiff, vs.**  
**HARSHAVARDHAN CHALLA, et al, Defendants**  
 NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated April 3, 2026, and entered in Case No. 362025CA005528A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKE MICHIGAN CREDIT UNION is the Plaintiff and HARSHAVARDHAN CHALLA, UNKNOWN SPOUSE OF HARSHAVARDHAN CHALLA, DELTA BUILD SERVICES, INC., 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 05/21/2026, the following described property as set forth in said Order of Final Judgment, to wit:  
 LOTS 23 AND 24, BLOCK 5778, CAPE CORAL UNIT 88, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 127 THROUGH 143, INCLUSIVE, 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 day of 04/07/2026  
 Kevin C. Karnes, Clerk  
 Lee, Florida  
 (SEAL) By: N Wright-Angad Deputy Clerk  
 25-F001742/JS0120  
 April 10, 17, 2026 26-01367L

**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-004260**  
**MORTGAGE AGGREGATOR SERIES TRUST, Plaintiff, v.**  
**SAMSON MPARAGANDA, et al, Defendant(s).**  
 NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 3, 2026 and entered in Case No. 25-CA-004260 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein FLOR BARONA AND SAMSON MPARAGANDA, are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on July 9, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:  
 LOTS 76 AND 77, BLOCK 4106, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 124 TO 137 INCLUSIVE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. and commonly known as: 2440 VAN BUREN PKWY, CAPE CORAL, FL 33993 (the "Property").  
 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 the seal of the court on 04/06/2026.  
 Kevin C. Karnes  
 As Clerk of the Circuit Court  
 Lee County, Florida  
 (SEAL) T Mann  
 DEPUTY CLERK  
 GHIDOTTI | BERGER LLP  
 Attorneys for Plaintiff  
 10800 Biscayne Blvd., Suite 201  
 Miami, FL 33161  
 Telephone: (305) 501-2808  
 Facsimile: (954) 780-5578  
 By: /s/ Rebecca E. Smith  
 Jason Duggar, Esq.  
 FL Bar No.: 83813  
 Christophal Hellewell, Esq.  
 FL Bar No.: 114230  
 Anya E. Macias, Esq.  
 FL Bar No.: 0458600  
 Tara Rosenfeld, Esq.  
 FL Bar No.: 59454  
 Johanni Fernandez-Marmol, Esq.  
 FL Bar No.: 1055042  
 Jimmy Edwards, Esq.  
 FL Bar No.: 81855  
 Rebecca E. Smith, Esq.  
 FL Bar No.: 1069865  
 Spencer Gollahon, Esq.  
 FL Bar No.: 647799  
 fcpleadings@ghidottiberger.com  
 April 10, 17, 2026 26-01354L

**FIRST 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-004044**  
**DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs.**  
**JAMES P. CARPURSO; UNKNOWN SPOUSE OF JAMES P. CARPURSO; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR BANK OF ENGLAND; AQUA FINANCE INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 2, 2026 and entered in Case No. 25-CA-004044, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JAMES P. CARPURSO; UNKNOWN SPOUSE OF JAMES P. CARPURSO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR BANK OF ENGLAND; AQUA FINANCE 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 May 7, 2026, the following described property as set forth in said Final Judgment, to wit:  
 THE NORTH 130.00 FEET OF THE WEST 162.00 FEET OF LOT 11, BLOCK 57, SUNCOAST ESTATES, AN UNRECORDED SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 32, PAGE 528, 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.  
 Dated this 04/07/2026.  
 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.: 25-00334 CMS  
 V6.20190626  
 April 10, 17, 2026 26-01357L

**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. 25-CA-002700**  
**U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.**  
**THERESA A. PEREZ A/K/A THERESA PEREZ AND STEVEN C. STILLMAN A/K/A STEVEN STILLMAN, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 25-CA-002700 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and THERESA A. PEREZ A/K/A THERESA PEREZ; STEVEN C. STILLMAN A/K/A STEVEN STILLMAN 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 May 07, 2026, the following described property as set forth in said Final Judgment, to wit:  
 LOT 3, BLOCK 14 OF UNIT 3 LEHIGH ESTATES, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 Property Address: 2411 MILLIE AVE S, LEHIGH ACRES, FL 33971  
 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 04/07/2026.  
 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  
 25-275807 - MaM  
 April 10, 17, 2026 26-01358L

**FIRST 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  
**25-GA-000350**  
**IN RE: The Guardianship of Ayleen M Ciekliński**  
 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:  
 Guardianship of: IN RE: The Guardianship of Ayleen M Ciekliński, Person Subject to Guardianship  
 Case number 25-GA-000350, \$3,622.86 (less the cost of publication); Patrick C. Weber, as Guardian, deposited these funds per order entered on 04/01/2026, on behalf of Ayleen M Ciekliński.  
 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: April 08, 2026  
 KEVIN C. KARNES,  
 CLERK OF CIRCUIT COURT,  
 Lee County  
 1700 Monroe St.  
 Ft. Myers, FL 33901  
 By: s/ Christine Strufe  
 Deputy Clerk  
 Apr. 10; May 8, 2026 26-01372L

**FIRST 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  
**22-GA-000282**  
**IN RE: The Guardianship of Tedi D Trainor**  
 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:  
 Guardianship of: IN RE: The Guardianship of Tedi D Trainor, Person Subject to Guardianship  
 Case number 22-GA-000282, \$858.94 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 04/01/2026, on behalf of Tedi D Trainor.  
 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: April 08, 2026  
 KEVIN C. KARNES,  
 CLERK OF CIRCUIT COURT,  
 Lee County  
 1700 Monroe St.  
 Ft. Myers, FL 33901  
 By: s/ Christine Strufe  
 Deputy Clerk  
 Apr. 10; May 8, 2026 26-01373L

**FIRST INSERTION**  
**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 26-CA-000580**  
**NewRez LLC, Plaintiff, v.**  
**ISRAEL ARMENTA; UNKNOWN SPOUSE OF ISRAEL ARMENTA; KAREN ARMENTA; UNKNOWN SPOUSE OF KAREN ARMENTA; 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.**  
 To the following Defendant(s):  
 KAREN ARMENTA  
 (LAST KNOWN ADDRESS)  
 2811 25TH ST SW  
 LEHIGH ACRES FL 33976  
 UNKNOWN SPOUSE OF KAREN ARMENTA  
 (RESIDENCE UNKNOWN)  
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 6, BLOCK 71, LEHIGH ACRES, UNIT 9, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 72, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 a/k/a 2509 16th St W Lehigh Acres, FL 33971  
 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 6 day of April, 2026.  
 Kevin C Karnes  
 As Clerk of the Court  
 (SEAL) By K Shoap  
 As Deputy Clerk  
 Kelley Kronenberg,  
 Attorney for Plaintiff,  
 10360 West State Road 84,  
 Ft Lauderdale, FL 33324  
 April 10, 17, 2026 26-01345L

**FIRST INSERTION**  
**NOTICE OF FORECLOSURE 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-004862**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1, Plaintiff, v.**  
**DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.**  
 NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and for Other Relief dated March 30, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004862, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, MARCO A. ROSALES TREJO, UNKNOWN TENANT #1 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A ROERNY RAMIREZ, UNKNOWN TENANT #2 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A LINETT RAMIREZ, UNKNOWN TENANT #1 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A KENUR CABRERA and UNKNOWN TENANT #2 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A MARYLAND PENA are the Defendants.  
 The Clerk of the Court, KEVIN

**FIRST INSERTION**  
 KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 30, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:  
 PARCEL 4:  
 LOT 39, BLOCK 33, UNIT 9, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 159, PUBLIC RECORDS OF LEE COUNTY, FLORIDA INCLUDING THE BUILDINGS, APPURTENANCES, AND FIXTURES LOCATED THEREON.  
 PROPERTY ADDRESS: 351 WESTERN AVENUE S., LEHIGH ACRES, FLORIDA 33974  
 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: 04/07/2026  
 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  
 25-00044-1  
 April 10, 17, 2026 26-01366L

**FIRST INSERTION**  
**NOTICE TO CREDITORS (Summary Administration)**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 26-CP-000938**  
**IN RE: ESTATE OF TOWSEND FOSTER, JR. Deceased.**  
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Townsend Foster, Jr., deceased, File Number 26-CP-000938, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street Ft. Myers, FL 33901; that the decedent's date of death was August 6, 2025; that the total value of the estate is \$5,000 and that the names and addresses of those to whom it has been assigned by such order are:  
 Name Address  
 Dorothy Foster and Mission Management & Trust Co.,  
 Co-Trustees of the Townsend Foster, Jr. Trust, a Revocable Living Trust UAD April 1, 1996, as Amended and Restated UAD January 20, 2023  
 3561 E Sunrise Dr, Suite 125  
 Tucson, AZ 85718  
 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  
 Name Address  
 CT, LEHIGH ACRES, FL 33936  
 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 04/08/2026  
 Kevin C. Karnes  
 Clerk of Court  
 (SEAL) T Mann  
 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  
 ServiceFL2@mlg-defaultlaw.com  
 23-00324  
 April 10, 17, 2026 26-01380L

**FIRST INSERTION**  
**NOTICE OF SALE**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO. 25-CA-005681**  
**AMERIHOM MORTGAGE COMPANY, LLC; Plaintiff, vs.**  
**CAROL A. FRISCO A/K/A CAROL FRISCO, SANDRA DAHL WEEKS, ET AL; Defendants**  
 NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 12, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com, on April 30, 2026 at 09:00 AM the following described property:  
 Lots 31 and 32, Block 48, LAKEWOOD TERRACE, Section 26, Township 44 South, Range 27 East a subdivision of Lehigh Acres, according to the plat thereof as recorded in Plat Book 15, Page(s) 116 through 122, inclusive, of the Public Records, Lee County, Florida.  
 Property Address: 2401 FISHER

**FIRST INSERTION**  
 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 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
 The date of first publication of this Notice is April 10, 2026.  
**Person Giving Notice:**  
**Susan Ernsky, President of Mission Management & Trust Co.,**  
 3561 E Sunrise Dr, Suite 125  
 Tucson, AZ 85718  
 Attorney for Person Giving Notice  
 /s/ Wess M. Jacobs  
 Wess M. Jacobs, Attorney  
 Florida Bar Number: 932655  
 Osterhout & McKinney, P.A.  
 3783 Seago Lane  
 Fort Myers, FL 33901  
 Telephone: (239) 939-4888  
 Fax: (239) 277-0601  
 E-Mail: wessj@omplaw.com  
 Secondary E-Mail:  
 hillaryh@omplaw.com  
 April 10, 17, 2026 26-01374L

**PUBLISH YOUR LEGAL NOTICE**  
 Call 941-906-9386 and select the appropriate County name from the menu option  
 or email legal@businessobserverfl.com  
 FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
 N200926L2428

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE COUNTY COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTION  
CASE NO.: 25-CA-2561  
**HARBOR SOUTH CONDOMINIUM**  
**ASSOCIATION, INC., a Florida**  
**not-for-profit corporation,**  
**Plaintiff, vs.**  
**ESTATE OF DOREEN WARNER;**  
**THE UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHERS**  
**CLAIMING AN INTEREST BY,**  
**THROUGH, UNDER OR AGAINST**  
**THE ESTATE OF DOREEN**  
**WARNER; UNKNOWN SPOUSE**  
**OF DOREEN WARNER;**  
**UNKNOWN TENANT(S)/**  
**OCCUPANT(S) IN POSSESSION,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that,  
pursuant to a Final Summary Judg-  
ment of Foreclosure dated April 7,  
2026 entered in Civil Case No. 2025-  
CA-2561 of the County Court of the  
Twentieth Judicial Circuit in and for

Lee County, the Lee County Clerk of  
the Circuit Court will sell to the high-  
est and best bidder for cash in/on  
www.lee.realforeclose.com accordance  
with Chapter 45 Florida Statutes, Lee  
County, Florida at 9:00 a.m./p.m. on  
the 30th day of April, 2026, the follow-  
ing described property as set forth in  
said Final Judgment, to-wit:

APT. NO. 103, of the Harbor  
South Condominium, according to  
the Declaration thereof, dated  
May 11, 1965, recorded May 28,  
1965, in O.R. Book 302, Pg. 572,  
and as amended, Lee County,  
Florida, Public Records and re-  
vised Declaration thereof record-  
ed in O.R. Book 1308, Pg. 840,  
and as amended (the "Property")  
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 accor-  
dance with Florida Statutes, Section  
45.031.

Dated 04/08/2026

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

April 10, 17, 2026

26-01379L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 26-CP-000956  
IN RE: ESTATE OF  
**GEORGE CHARLES WALTER, JR.**  
**Deceased.**

The administration of the Estate of  
**GEORGE CHARLES WALTER, JR.,**  
deceased, whose date of death was Feb-  
ruary 1, 2026, is pending in the Circuit  
Court for Lee County, Florida, Probate  
Division, File Number 26-CP-000956  
the address of which is Lee County  
Justice Center, 1700 Monroe Street, Ft.  
Myers, Florida 33901.

The names and addresses of the per-  
sonal representative and the personal  
representative's attorney are set forth  
below.

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

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

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.

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

THE 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 STATUTES SECTION  
732.216-732.228, APPLIES, OR MAY  
APPLY, UNLESS A WRITTEN DE-  
MAND IS MADE BY A CREDITOR AS  
SPECIFIED UNDER FLORIDA SEC-  
TION 732.2211.

THE DATE OF FIRST PUBLICA-  
TION OF THIS NOTICE IS: April 10,  
2026.

**Personal Representative:****SEAN WALTER**

60 Country Road, H43  
Cliffwood, New Jersey 07721

Attorney for Personal Representative:

JAN A. YELEN

YELEN YELEN & SIMON, P.A.

Florida Bar No. 323799

1104 Ponce de Leon Boulevard

Coral Gables, Florida 33134

(305) 445-3721

jyelen@yelen-yelen.com

April 10, 17, 2026

26-01378L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 26-CP-1041  
Division Probate  
IN RE: ESTATE OF  
**WILLIAM JOSEPH FEENEY**  
**A/K/A WILLIAM J. FEENEY**  
**Deceased.**

The administration of the estate of Wil-  
liam Joseph Feeney a/k/a William J.  
Feeney, deceased, whose date of death  
was February 10, 2026, is pending in  
the Circuit Court for Lee County, Flor-  
ida, Probate Division, the address of  
which is PO Box 9346, Fort Myers, FL  
33902. The names and addresses of the  
personal representative and the per-  
sonal representative's attorney are set  
forth below.

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

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

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 Commu-  
nity 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 April 10, 2026.

**Personal Representative:****Kevin M. Feeney**

19607 Lost Creek Dr.  
Estero, Florida 33967

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

April 10, 17, 2026

26-01377L

## SECOND 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 Mi-  
chael Fisher, deceased, whose date of  
death was April 26, 2025, is pending in  
the Circuit Court for Lee County, Flor-  
ida, 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 repre-  
sentative's attorney are set forth below.

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

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 Commu-  
nity 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  
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

## 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  
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 19 th Place, Apt 1F  
Cape Coral, FL 33904  
(last known address)

YOU ARE NOTIFIED that an ac-  
tion for dissolution of marriage has  
been filed against you and that you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on the Peti-  
tioner, CHARLES CALLAHAN, by  
and through his attorney, Katelyn B.  
Witmer, Esq. whose address is 9210 Es-  
tero Park Commons Blvd, Suite 9, Es-  
tero, FL 33928 or via e-mail at Katie@  
WitmerFamilyLaw.com on or before  
May 5, 2026 and file the original with  
the clerk of this Court at 2075 Dr. Mar-  
tin Luther King Blvd., 2nd Floor, Fort  
Myers, FL 33901 or P.O. Box 310, Fort  
Myers, FL 33902 before service on Peti-  
tioner 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 de-  
cide how the following real or personal

## SECOND 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 attor-  
ney are set forth below.

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

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

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 Commu-  
nity 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 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@dorceylaw.com

Secondary E-Mail:

probate@dorceylaw.com

April 3, 10, 2026

26-01224L

## SECOND 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. 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 prop-  
erty.

April 3, 10, 2026

26-01209L

## SECOND INSERTION

**PUBLIC SALE**  
Extra Space Storage will hold a public  
auction to sell personal property de-  
scribed below belonging to those in-  
dividuals 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 adver-  
tised on www.storage treasures.com.  
Purchases must be made with cash only  
and paid at the above referenced facil-  
ity 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

## SECOND 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 Representa-  
tive and the Personal Representative's  
attorney are set forth below.

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

All other creditors of the Decedent  
and other persons having claims or de-  
mands against 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 FOREV-  
ER BARRED.

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

The Personal Representative or Cu-  
rator 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 Disposi-  
tion of Community Property Rights  
at Death Act as described in Sections  
732.216 - 732.228 applies, or may ap-  
ply, unless a written demand is made by  
the surviving spouse or a beneficiary as  
specified under Section 732.2211.

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

## 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-001534  
Judge: Swift, Carolyn D

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

YOU ARE NOTIFIED that an ac-  
tion for dissolution of marriage has  
been filed against you and that you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Katherine Mi-  
randa, whose address is 2141 Gardenia  
Circle W, North Ft. Myers, FL 33917 on  
or before 4/13/2026, and file the origi-  
nal with the clerk of this Court at 2075  
Dr. Martin Luther King, Jr. Blvd., Fort  
Myers, FL 33901 before service on Peti-  
tioner 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 re-  
quest.

You must keep the Clerk of the Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily 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.

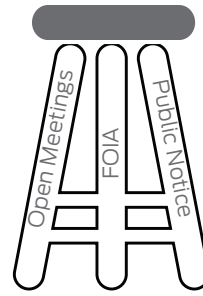
WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.

Dated: 3/4/26

CLERK OF THE CIRCUIT COURT  
(SEAL) By: TM

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

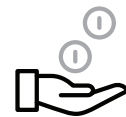


**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

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

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

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

## FOURTH 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 and  
**La 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

## FOURTH 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-001744

IN RE: The Marriage of **Jaquiaz Vnshard Bandy**  
Petitioner and  
**Nadaija Mattie Welch**  
Respondent

TO: Nadaija Mattie Welch  
781 Nola Road, Sontag,  
Mississippi 39665

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 Jaquiaz Vnshard Bandy whose address is 4903 Virgin Gordaway, Orlando, Florida 32839 on or before date 4/21/2026, 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: 03/12/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: I Cardelle  
Deputy Clerk  
Mar. 20, 27; Apr. 3, 10, 2026

26-01102L

## 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-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: flmail@raslg.com  
25-376553  
April 3, 10, 2026 26-01294L

## 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-006514

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

## SECOND 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,  
Florida Bar No. 96026  
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

## FOURTH 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

## 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-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

## SECOND 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,  
a/k/a Jerome John 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 #10109110)  
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

## SECOND 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 04/29/2029, 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

## SECOND 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 FCO1 FVV  
April 3, 10, 2026 26-01243L

## THIRD INSERTION

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

Case No.: 25-DR-5635

Division: Trent Reichling  
IN 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 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

## --- ESTATE ---

## SECOND 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  
L4Z 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@capecoralattlawfirm.com  
April 3, 10, 2026 26-01283L

## SECOND 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  
Email:  
courtfilings@capecoralattorney.com  
April 3, 10, 2026 26-01226L

## SECOND 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

## SECOND 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 DATE OF 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

## 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 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

## SECOND 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

## SECOND 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

## SECOND INSERTION

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.

## Personal Giving Notice:

Sharon Baker  
(fka Sharon McAdams)  
2125 South East 5th Court  
Cape Coral, Florida 33990  
Attorney for Personal 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

## SECOND 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

## SECOND 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@sbslaw.com  
Secondary E-Mail:  
tcorsini@sbslawfirm.com  
April 3, 10, 2026 26-01257L

## SECOND 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 W.I  
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

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

## SECOND 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. 732.2211, 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:  
MARLIN T. 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

## SECOND 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. 732.2211, 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:  
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

## SECOND 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,

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:  
TERESA PEREIRO**

10645 Otter Key Lane  
Estero, Florida 33928  
Telephone: (239) 777-6642  
E-Mail: Toerees1@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

## SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-807  
Division Probate  
IN RE: ESTATE OF  
MARILYN M. WORKMAN  
A/K/A MARILYN MAXINE  
WORKMAN  
Deceased.**

The administration of the estate of Marilyn M. Workman a/k/a Marilyn Maxine Workman, deceased, whose date of death was February 5, 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. 732.2211, 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 03, 2026.

**Personal Representative:  
Leslie E. W. Hickey**

a/k/a Leslie E. Hickey  
2600 Forest Drive  
Des Moines, Iowa 50312  
Attorney for Personal Representative:  
/s/ Wess M. Jacobs  
Wess M. Jacobs, Attorney  
Florida Bar Number: 932655  
Osterhout & McKinney, P.A.  
3783 Seago Lane  
Fort Myers, FL 33901  
Telephone: (239) 939-4888  
Fax: (239) 277-0601  
E-Mail: wessj@omplaw.com  
Secondary E-Mail:  
elizabethw@omplaw.com  
April 3, 10, 2026 26-01284L

## SECOND 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 situate 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

## SECOND 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

## SECOND 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

## 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-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. 732.2211, 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 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

# PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE BUSINESS  
**Business  
Observer**

--- ESTATE / ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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, GRANTEES, 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, GRANTEES, 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

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-002314**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff,**  
**vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, 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, GRANTEES, 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

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-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

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 8, BLOCK 104, SOUTH PARK OF UNIT 19, GREENBRIAR, A SUBDIVISION OF LEHIGH ACRES, SECTION 9, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 31, 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 (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  
24-09228FL  
April 3, 10, 2026 26-01288L

SECOND 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

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-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, GRANTEES, 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

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

SECOND 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.

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, Florida Statutes, applies, or may apply, 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 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

SECOND INSERTION

**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

1V20906\_V11



**SAVE TIME**

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

**PUBLISH YOUR LEGAL NOTICE**

Email  
legal@businessobserverfl.com

Business Observer

--- ACTIONS / SALES ---

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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 SUB-  
DIVISION, ACCORDING TO  
THE PLAT THEREOF, RE-  
CORDED 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":

## SECOND 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

## SECOND 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 S89°54'14"E along the edge of a concrete patio for 6.33 feet; thence N00°05'46"E along said patio for 21.00 feet; thence N89°54'14"W along said patio for 6.33 feet; thence N00°05'46"E along the aforesaid wall for 16.66 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 10.67 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**

LV20678B-VZ8

--- 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. 24-CA-000507**  
**TOWD POINT MORTGAGE TRUST**  
**2019-3, U.S. BANK NATIONAL**  
**ASSOCIATION, AS INDENTURE**  
**TRUSTEE,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHERS**  
**WHO MAY CLAIM AN INTEREST**  
**IN THE ESTATE OF HEIKO P.**  
**REIMANN, DECEASED, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 18, 2025, and entered in 24-CA-000507 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HEIKO P. REIMANN, DECEASED; BOBBIE REIMANN 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 15, BLOCK 7, FORT MYERS VILLAS, UNIT NO. 1-A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP, THEREOF DESCRIBED IN PLAT BOOK 10, AT PAGE(S) 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 2131 ALDRIDGE AVE, FORT MYERS, FL 33907

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 03/30/2026  
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  
23-091684 - MaM  
April 3, 10, 2026 26-01264L

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.: 23-CA-006531**  
**FREEDOM MORTGAGE**  
**CORPORATION**  
**PLAINTIFF, vs.**  
**HOWARD J. COOK A/K/A**  
**HOWARD COOK, CAROL A. COOK**  
**AND UNKNOWN TENANT IN**  
**POSSESSION OF THE SUBJECT**  
**PROPERTY,**  
**DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 30th day of March, 2026, and entered in Case No. 23-CA-006531, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CAROL A. COOK AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA CHERYL GARRISON are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 14th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 33 AND 34, BLOCK 3586, CAPE CORAL UNIT 46, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 118 THROUGH 129, INCLUSIVE, 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 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 04/01/2026

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  
22FL373-1558  
April 3, 10, 2026 26-01292L

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-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

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. 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

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.: 25-CA-006960**  
**AMERIHOME 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

SECOND 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 for 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

SECOND 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 #FLHMBT59134479A, 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

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-5432**  
**HEATHER RIDGE I OF**  
**BROOKSHIRE CONDOMINIUM**  
**ASSOCIATION, INC., a Florida**  
**Not-For-Profit Corporation,**  
**Plaintiff, v.**  
**KENNETH OFIERO, UNKNOWN**  
**SPOUSE OF KENNETH OFIERO,**  
**AND UNKNOWN TENANT(S)/**  
**OCCUPANT(S),**  
**Defendant.**

TO: KENNETH OFIERO and UNKNOWN SPOUSE OF KENNETH OFIERO  
Last Known Address: 6899 Pentland Way, Fort Myers, FL 33966

YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:

Unit No. 114, Building 11 of Heather Ridge I of Brookshire, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 2011, Page 824, and all exhibits and amendments thereof, Public Records of Lee County, Florida. Parcel ID #19-45-25-12-00011.1140

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 Notice, 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 this day of 03/30/2026

Kevin C. Karnes, Clerk of the Court  
(SEAL) By: N Wright-Angad  
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  
April 3, 10, 2026 26-01254L

SECOND 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.  
April 3, 10, 2026 26-01291L

SECOND 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.  
04/01/2026

Kevin C. Karnes, Clerk  
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

**PUBLISH YOUR LEGAL NOTICE**

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

- Simply email your notice to [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

**Business Observer**

**SAVE TIME**

Email your Legal Notice [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon  
Friday Publication

**Business Observer**

--- ACTIONS / SALES ---

SECOND 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, including 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, devisees, grantees, assignees, creditors, 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 aforementioned unknown Defendants and such of the aforementioned unknown Defendants 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 commenced to recover possession of the following 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 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 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

SECOND 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 Foreman Life Estate, 5830 SW 64th Ave. Davie, FL 33314

YOU ARE NOTIFIED that a civil action to quiet title to a property located at 1504 Sara Ave. South, Lehigh Acres, FL 33976, particularly described as follows:

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 written 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 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.

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

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-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 LINCOLN 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, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 42, OF THE PUBLIC RECORDS OF LEE COUNTY, 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 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 26-01212L

SECOND 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 REFERENCE: 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, RECORDED 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 required to serve a copy of your written defenses, if any, to the action on plaintiff, 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

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-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 POSSESSION 1

911 NE 35TH LN CAPE CORAL, FL 33909 UNKNOWN TENANT IN POSSESSION 2

911 NE 35TH LN CAPE CORAL, FL 33909 UNKNOWN TENANT IN POSSESSION 2

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

LOTS 71 AND 72, BLOCK 5575, CAPE CORAL UNIT 84, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 30 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Jacqueline T. Levine, 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 25-14064FL April 3, 10, 2026 26-01287L

SECOND 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., successor by merger to Dividend Solar Finance, 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, Florida 33971

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

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

SECOND 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, Plaintiff, vs.

RONALD CUFF and BRITTANY CUFF, Defendants.

TO: RONALD CUFF and BRITTANY CUFF

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

1. This is an action for injunctive relief.

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

Lot 13, Palmetto Point, according 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, who 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 Myers, Florida 33901, either before service on Plaintiff's attorney or immediately thereafter.

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

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

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-000654 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

JORGE ARRONTE GARCIA AND YAZMIN CHAVEZ VALDES, et al. Defendant(s).

TO: JORGE ARRONTE 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, MIAMI, 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 being 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 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 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

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-004377 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

MICHELLE WEBSTER, ET AL., Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure 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 County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MICHELLE WEBSTER; TERRY WEBSTER; KRISTIN R. HAINES; WILLIAM M. HAINES; ADMINISTRATOR 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 following 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 interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim 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.

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

SECOND 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 DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \* be forfeited to the Petitioner, 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 described \$116,080.00 U.S. Currency and 2021 Tesla Model Y (VIN: 5YJYGDEF7MF137768).

You are required to file a copy of your written defenses, if any, to said forfeiture action on JOHN HOLLOWAY, Petitioner's attorney, whose address is Lee County Sheriff's Department, 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.

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

SECOND 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 Willow

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 CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM DECLARATION, AS RECORDED IN OFFICIAL RECORD BOOK 1731, AT PAGES 4456 THROUGH 4502, INCLUSIVE, AND AS SUBSEQUENTLY AMENDED, AND CONDOMINIUM BOOK 9, PAGE 113 THROUGH 117, INCLUSIVE, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO.

has been filed against you and you are required to serve a copy of your written 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 immediately 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