

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-002209
IN RE: The Marriage of Lekario Livingston McIntosh Petitioner and Tiffany Nicole McIntosh Respondent
TO: Tiffany Nicole McIntosh
1307 Doris Dr # 108, Sarasota, Florida 34243-1121
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 Lekario Livingston McIntosh whose address is 4880 51st Street West, Apt.1314, Bradenton, Florida 34210 on or before May 20, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or 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: 04/10/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman
Deputy Clerk
Apr. 17, 24; May 1, 8, 2026
26-01410L

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8651 - North Fort Myers Facility Address: 14251 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 842-7286 Description: Entire contents of unit consisting of, but not limited to: Melvin Batista- Couch water jugs, Arvin Raghunauth- Clothes, bedroom set, totes, boxes. Jason Soward-Boxes, pool sticks, golf clubs, shelving. Bidding: All bidding will take place online at StorageTreasures.com on May 8, 2026, at 11:00am. Property will be sold to the highest bidder.
April 17, 24, 2026 26-01438L

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 Jade and Sage Living Well Company located at 12535 New Brittany Blvd Ste 28, in the County of Lee in the City of Fort Myers, Florida 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated at Lee, Florida, this 13th day of April, 2026.
Lindsey Chudzik
April 17, 2026 26-01424L

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 26-DR-002608
Judge: Hawthorne, Amy R
ARIANNA PENATE GONZALEZ, Petitioner, and EDUARDO ANTONIO UMPIERRE SANABRIA, Respondent,
TO: EDUARDO ANTONIO UMPIERRE SANABRIA
CARRETERA CIRCUNVALACION APT 5 SANTA CLARA CUBA (01/2026)
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 ARIANNA PENATE GONZALEZ, whose address is 367 HERMOSA AVE LEHIGH ACRES FL 33974 on or before May 20th, 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 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: April 10th, 2026
CLERK OF THE CIRCUIT COURT (SEAL) By: TE
Deputy Clerk
Apr. 17, 24; May 1, 8, 2026
26-01407L

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8029 - North Fort Myers Facility Address: 14150 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 307-0008 Description: Entire contents of unit consisting of, but not limited to: Kayla Corbitt- Mattress, Box spring, Boxes, Plastic Bags, Shoes, Clothes, Dressers, Head and Foot Boards, Fishing Poles, Cushions, Armoire. Bidding: All bidding will take place online at StorageTreasures.com on May 8, 2026, at 11:00am. Property will be sold to the highest bidder.
April 17, 24, 2026 26-01437L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Emili Spotless Cleaning, located at 18414 Tulip Rd, in the City of Ft. Myers, County of Lee, State of FL, 33967, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 14 of April, 2026.
Emili Montgomery
18414 Tulip Rd
Ft. Myers, FL 33967
April 17, 2026 26-01449L

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-002470
IN RE: The Marriage of Ashley Lynn Moreno Petitioner and Francisco Javier Moreno Hernandez Respondent
TO: Francisco Javier Moreno Hernandez
823 Lake House Way 823, Davenport, Florida 33896
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 Ashley Lynn Moreno whose address is 136 Champions Way, Davenport, Florida 33837 on or before 05/18/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or 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: 04/07/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) By: I Cardelle
Deputy Clerk
Apr. 17, 24; May 1, 8, 2026
26-01381L

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7010-Ft. Myers Facility Address: 12859 McGregor Blvd. Ft. Myers, FL 33919 US Facility Phone: 1+ (239) 443-3885 Description: Entire contents of unit consisting of, but not limited to: Duane Anderson-sofa, head board, foot board, mattress, box spring, chest, mirrors, tv, nightstand, lamp. Amanda FitzGerald-car, dresser, bar stools, bike, bed frame, vacuum, luggage, furniture, boxes, bins. Bidding: All bidding will take place online at StorageTreasures.com on May 8, 2026, at 11:00am. Property will be sold to the highest bidder.
April 17, 24, 2026 26-01434L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Calusa Carts, located at 18150 Parkridge ct, in the City of Ft. Myers, County of Lee, State of FL, 33908, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 8 of April, 2026.
Joseph Craig
18150 Parkridge ct
Ft. Myers, FL 33908
April 17, 2026 26-01386L

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-002468
IN RE: The Marriage of Johnny Lee Huff Petitioner and Ryan Carroll Huff Respondent
TO: Ryan Carroll Huff
2101 N Harold Avenue, Tampa, Florida 33607
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 Johnny Lee Huff whose address is 5831 41st Avenue North, Saint Petersburg, Florida 33709 on or before 05/18/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or 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: 04/07/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) By: I Cardelle
Deputy Clerk
Apr. 17, 24; May 1, 8, 2026
26-01387L

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8014 - Cape Coral Facility Address: 3300 Chiquita Blvd. S., Cape Coral, FL 33914 US Facility Phone: 1+ (239) 208-0009 Description: Entire contents of unit consisting of, but not limited to: Karly Prevalien- Totes, bags, skii poles, car part. George Lee- Antique figures/items, foreign rugs, antique furniture, memorabilia. Ana Hearyman- Totes, boxes, bags, mattresses, golf gear (clubs), furniture. Bidding: All bidding will take place online at StorageTreasures.com on May 8, 2026, at 11:00am. Property will be sold to the highest bidder.
April 17, 24, 2026 26-01436L

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 Elevated Concierge Medicine located at 27499 Riverview Center Blvd, Ste. 213 in the City of Bonita Springs, Lee, FL 34134 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of April, 2026
Jimmy Liu
April 17, 2026 26-01409L

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7019 - Cape Coral Facility Address: 1521 Del Prado Blvd., Cape Coral, FL 33909 US Facility Phone: 1+ (239) 217-1081 Description: Entire contents of unit consisting of, but not limited to: William Pastors-Boxes, totes, plant, lawn ornaments, cooler, saw horses, boots, bags, wicker box, cleaning mop bucket. Felix Ortega- boxes, suitcase, bags, TV. Bidding: All bidding will take place online at StorageTreasures.com on May 8, 2026, at 11:00am. Property will be sold to the highest bidder.
April 17, 24, 2026 26-01435L

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that Lee Health System Inc., 8350 Riverwalk Park Blvd Suite 1, Fort Myers, FL 33919, desiring to engage in business under the fictitious name of Lee Health Orthopedics Riverwalk, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
April 17, 2026 26-01451L

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that BuildDirect Tile (U.S.) Inc., 1600-675 W. Hastings St, Vancouver, BC V6B 1N2, desiring to engage in business under the fictitious name of Tile Outlets of America, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
April 17, 2026 26-01446L

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 CASA LOMA MOTEL ON THE WATERFRONT located at: 3608 Del Prado Blvd. S in the city of Cape Coral, FL 33904 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 13th day of April 2026.
OWNER:
Narayan Farm LLC
3608 Del Prado Blvd S.
Cape Coral, FL 33904
April 17, 2026 26-01423L

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 Wild + Brave located at 15840 Portofino Spgs Blvd #106 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 11th day of April, 2026
Morgan Hendrix
April 17, 2026 26-01408L

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8055-Ft. Myers Facility Address: 13701 Indian Paint Lane, Ft. Myers, FL 33912 US Facility Phone: 1+ (239) 300-2075 Description: Entire contents of unit consisting of, but not limited to: George Lee- Rugs, chest, folding table, picture, shelves, misc. furniture, speaker, misc household items. Bidding: All bidding will take place online at StorageTreasures.com on May 8, 2026, at 11:00am. Property will be sold to the highest bidder.
April 17, 24, 2026 26-01433L

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 Liferim located at 2513 53rd St SW in the City of Lehigh Acres, Lee, FL 33976 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of April, 2026
Mario G Lopez
April 17, 2026 26-01402L

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Fort Myers Community Church, desiring to engage in business under the fictitious name Cypress Biblical Counseling Center, located at 8400 Cypress Lake Dr, Fort Myers, FL 33919, intends to register said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
April 17, 2026 26-01392L

FIRST INSERTION
Derelict Vessel Publication Notice
NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL
The following vessel, to wit: **a.1969, 58' Chris Craft** has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit **St. James Creek** and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.
All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is April 17, 2026.
FWCDLE 167FO (8/22)
April 17, 24, 2026 26-01420L

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS AND ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTIONS 170.07 AND 197.3632(4)(b), FLORIDA STATUTES, BY THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT AND NOTICE OF MEETING OF BOARD OF SUPERVISORS

The Board of Supervisors ("Board") of the WildBlue Community Development District ("District") will hold public hearings and a regular board meeting on **May 14, 2026 at 10:00 a.m. at the Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved and property subject to the special assessments are geographically depicted below and in the District's Supplement #1 to the Master Engineer's Report, dated April 2, 2026 (the "Engineer's Report"). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the District Manager's Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include the restoration of lake banks damaged by storm events, as more specifically described in the Engineer's Report, on file and available during normal business hours at the address provided above. Information is also available on the District website at: <https://wildbluecdd.net>.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Wild-Blue Community Development District Supplement #1 to the Master Special Assessment Methodology Report* dated April 2, 2026 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies the legal description of the property within the District which will be subject to the assessments and the assessment amounts per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$19,300,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Series 2026 Bond Assessments Apportionment

Product Type	Total Number of Units	Total Series 2026 Bond Assessments	Series 2026 Bond Apportionment per Unit*	Annual Debt Service per Unit*
SF 52'	99	\$1,993,067.34	\$20,131.99	\$1,523.51
SF 66'	99	\$2,529,662.39	\$25,552.15	\$1,933.68
SF 72'	58	\$1,616,753.93	\$27,875.07	\$2,109.47
SF 75'	269	\$7,810,826.26	\$29,036.53	\$2,197.37
SF 85'	102	\$3,356,622.74	\$32,908.07	\$2,490.35
SF 102'	34	\$1,342,649.09	\$39,489.68	\$2,988.42
SF 140'	12	\$650,418.25	\$54,201.52	\$4,101.75
Total	673	\$19,300,000		

* Assumes payment of assessments in March

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Lee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All persons interested may ascertain the description of each property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager's Office stated above. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

It should be noted that District previously issued its Special Assessment Bonds, Series 2019 ("2019 Bonds") to pay for much of the stormwater management facilities, onsite and offsite roadway improvements, wastewater and irrigation systems, and environmental restoration and mitigation. The 2019 Bonds are being repaid via assessments which appear on the County's annual property tax bill. The anticipated bonds necessary to finance lake bank restoration activities and associated work product (such as professional design and construction management) for the Improvements necessary for the recreational and surface water management lakes will be secured by new assessments and such new assessments are in addition to the existing assessments securing the 2019 Bonds.

Also on May 14, 2026 at 10:00 a.m. at the Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's office.

RESOLUTION NO. 2026-05**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY**

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 Vinny's Pizza located at 2059 Altamont Ave #103 in the City of Fort Myers, Lee, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of April, 2026
Sandra De La Cruz
April 17, 2026

26-01450L

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 IronLink Automations located at 3419 Forum Blvd Apt. 325 in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of April, 2026
Brandon Edwards
April 17, 2026

26-01459L

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 Naples Blooms LLC located at 9174 Bonita Beach Rd SE Ste 102 in the City of Bonita Springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of April, 2026
Bonita Blooms Flower Shop LLC
Shurlene Chrissie Elmer
April 17, 2026

26-01460L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISIONFile Number: **26-CP-000974**

Division: P(4)
IN RE: ESTATE OF
ESSAM A. AWAD
Deceased

The administration of the Estate of ESSAM A. AWAD, deceased, File Number 26-CP-000974, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Fort Myers, Florida 33902. The Estate is Testate and the date of the decedent's Last Will and Testament is January 31, 2022 and any Codicils are dated December 13, 2025. The name and address of the Co-Personal Representatives and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this notice is April 17, 2026.

Co-Personal Representatives:

ALI E. AWAD,
1500 Joseph Street
Burnsville, Minnesota 55306
OMAR E. AWAD,
4292 Snail Lake Boulevard,
Shoreview, Minnesota 55126

Attorney for Co-Personal Representatives:
ROBERT D. SCHWARTZ, ESQ.,
Florida Bar No. 028525

1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone: (561) 736-3440
E-mail: robert@schwartzpa.com
April 17, 24, 2026

26-01472L

THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the WildBlue Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Supplement #1 to the WildBlue Community Development District Master Engineer's Report*, dated April 2, 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Supplement #1 to the Master Special Assessment Methodology Report, dated April 2, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT:

- Assessments shall be levied to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$16,100,700 (the "Estimated Cost").
- The Assessments will defray approximately \$19,300,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

Passed and Adopted this 2nd day of April, 2026.

Attest:
/s/ Chesley E Adams, Jr.
Secretary/Assistant Secretary

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT
/s/ John Buchholz
Chair/Vice Chair, Board of Supervisors

Exhibit A: Supplement #1 to the WildBlue Community Development District Master Engineer's Report, dated April 2, 2026
Exhibit B: Supplement #1 to the Master Special Assessment Methodology Report, dated April 2, 2026



April 17, 24, 2026

26-01393L

FIRST INSERTION

NOTICE OF TRUST IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
Case No. **26-CP-001142**
Probate: No Judge Assigned
IN RE: ESTATE OF
LINDA J. CREPS,
Deceased.

LINDA J. CREPS, a resident of Lee County, Florida, who died on the 19th day of March, 2026, was the Settlor of a trust entitled THE LINDA J. CREPS LIVING TRUST dated the 4th day of January, 2019, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is 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 Section 733.607(2) of the Florida Probate Code.

The name and address of the trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on the 13th day of April, 2026.

Dawn F. Byington, Trustee
2215 Isola Verdi Way
Esterio, FL 33928
April 17, 24, 2026

26-01458L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: **26-CP-1008**
Division: Probate
IN RE: ESTATE OF
FRANCISCO SUANEZ,
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 Francisco Suanez, deceased, File Number 26-CP1008, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was January 23, 2026 that the total value of the Estate is 35,904.00 and that the names and addresses of those to whom it has been assigned by such Order are: Jaime Suanez, 1513 Education Court, Lehigh Acres, Florida 33971

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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 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 17, 2026.

Person Giving Notice:

/s/ Jaime Suanez
1513 Education Court
Lehigh Acres, FL 33971

Attorney for Person Giving Notice:
s/ Kevin A. Kyle

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: kevink@trustska.com
hollyk@trustska.com
4911-8767-0178, v. 1

April 17, 24, 2026

26-01464L

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000596
 Division Probate
IN RE: ESTATE OF STEPHEN B. CROW
Deceased.

The administration of the estate of Stephen B. Crow, 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 2075 Dr. Martin Luther King 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 17, 2026.

Personal Representative:
Sonya Wells
 103 Cordero Trail
 Lucas, Texas 75098
 Attorney for Personal Representative:
 Abigail M. Lyons
 Attorney
 Florida Bar Number: 1040206
 Lyons & Lyons, PA.
 27911 Crown Lake Boulevard Ste 201
 Bonita Springs, FL 34135
 Telephone: (239) 948-1823
 Fax: (239) 948-1826
 E-Mail: abby.lyons@lyons-law.com
 Secondary E-Mail:
 gzamora@lyons-law.com
 April 17, 24, 2026 26-01390L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 26-CP-000992
IN RE: ESTATE OF NANCY JEAN FORET,
Deceased.

The administration of the estate of Nancy Jean Foret, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469 Ft. 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 17, 2026.

Personal Representative:
Kenneth O. Foret
 17901 Eglantine Lane
 Fort Myers Beach, Florida 33931
 Attorney for Personal Representative:
 RODOLFO SUAREZ, JR. ESQ.
 Fla. Bar No. 013201
 PILAR V. VAZQUEZ, ESQ.
 Fla. Bar No. 115839
 Suarez Law
 Attorneys for Petitioner
 9100 S. Dadeland Blvd., Ste. 1620
 Miami, Florida 33156
 Tel. (305) 448-4244 /
 Fax (305) 448-4211
 Primary Email:
 rudy@suarezlawyers.com
 April 17, 24, 2026 26-01398L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000323
 Division Probate
IN RE: ESTATE OF JUDITH HEASSLY MINTURN
Deceased.

The administration of the estate of Judith Heassly Minturn, deceased, whose date of death was March 8, 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, 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 17, 2026.

Personal Representative
Scott David Minturn
 740 Ute Ave
 Rifle, CO 81650
 Attorney for Personal Representative
 s/Aaron W. Saoud
 Aaron W. Saoud, Esquire
 Attorney
 Florida Bar Number: 096124
 AWS LAW FIRM
 2202 N. Westshore Blvd.
 Ste 200
 Tampa, FL 33607
 Telephone: (813) 922-5293
 E-Mail: attorney@awsllaw.org
 Secondary E-Mail: service@awsllaw.org
 April 17, 24, 2026 26-01401L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000874
 Division PROBATE
IN RE: ESTATE OF CATHERINE A. CRONK
Deceased.

The administration of the Estate of Catherine A. Cronk, deceased, whose date of death was January 30, 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.

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.

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 17, 2026.

Personal Representative:
Carl Bradley Cronk
 71 Quarry Ridge
 Saugerties, NY 12477
 Attorney for Personal Representative:
 /s/ Courtney Lovejoy
 Bar No. 1010542, for
 Beth A. Prather
 Attorney for Carl Bradley Cronk
 Florida Bar Number: 974692
 1380 Royal Palm Square Blvd.
 Fort Myers, FL 33919
 Telephone: (239) 936-7200
 Fax: (239) 936-7997
 E-Mail: lauren@trustska.com
 01052172.DOC/1
 4902-4789-2374, v. 1
 April 17, 24, 2026 26-01382L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000939
IN RE: ESTATE OF ROBERT W. DEWOLFE
Deceased.

The administration of the estate of Robert W. DeWolfe, deceased, whose date of death was February 25, 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 17, 2026.

Personal Representative:
Patricia Ann DeWolfe
 20826 Gleneagles Links Drive
 Estero, Florida 33928
 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:
 hillaryh@omplaw.com
 April 17, 24, 2026 26-01418L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-781
 Division Probate
IN RE: ESTATE OF KENNA D. GREEN
Deceased.

The administration of the estate of Kenna D. Green, deceased, whose date of death was January 15, 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 17, 2026.

Personal Representative:
Patrick J. O'Connor
 14531 Legends Blvd N # 304
 Fort Myers, Florida 33912
 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
 elizabethw@omplaw.com
 April 17, 24, 2026 26-01417L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000998
 Division Probate
IN RE: ESTATE OF CHRISTOPHER DAVID MAYS
A/K/A CHRISTOPHER D. MAYS
Deceased.

The administration of the estate of Christopher David Mays a/k/a Christopher D. Mays, deceased, whose date of death was July 1, 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, 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 17, 2026.

Personal Representative:
Sumindra Beharry
 14106 Mindello Drive
 Fort Myers, Florida 33905
 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 17, 24, 2026 26-01405L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 26-CP-000988
IN RE: ESTATE OF JULIA ANN BISHOP a/k/a
JULIA A. BISHOP,
JULIA ANN BENCIVENGA
Deceased.

The administration of the estate of Julia Ann Bishop a/k/a Julia A. Bishop, Julia Ann Bencivenga, deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469 Ft. 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

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 17, 2026.

Personal Representative:
Rose DeGraff
 353 Horizon Drive North
 Fort Myers, Florida 33903
 Attorney for Personal Representative:
 RODOLFO SUAREZ, JR. ESQ.
 Fla. Bar No. 013201
 PILAR V. VAZQUEZ, ESQ.
 Fla. Bar No. 115839
 Suarez Law
 Attorneys for Petitioner
 9100 S. Dadeland Blvd., Ste. 1620
 Miami, Florida 33156
 Tel. (305) 448-4244 /
 Fax (305) 448-4211
 Primary Email:
 rudy@suarezlawyers.com
 April 17, 24, 2026 26-01406L

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-000981
Division: PROBATE
IN RE: ESTATE OF DALE PATRICK CHANDLER, AKA DALE P. CHANDLER,
Deceased.

The administration of the estate of DALE PATRICK CHANDLER, AKA DALE P. CHANDLER, deceased, whose date of death was January 8, 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 file number of the estate is 26-CP-000981. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THE DATE THAT IS 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 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 17, 2026.

Personal Representative:
SEAN P. CHANDLER
 17590 Bluetrail Avenue
 Parker, CO 80134
 Attorney for Personal Representative:
 Gregory J. Nussbickel, Esquire
 Florida Bar No.: 580643
 The Nussbickel Law Firm P.A.
 12487 Brantley Commons Court
 Fort Myers, Florida 33907
 Telephone: (239) 900-WILL (9455)
 E-Mail: Greg@WillEstate
 Secondary E-Mail:
 Christine@WillEstate
 April 17, 24, 2026 26-01431L

SAVE TIME

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 Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

IV20906_V33

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 26-CP-0991
Division: Probate
IN RE: ESTATE OF ROY V. GREEN
Deceased.

The administration of the estate of Roy V. Green, deceased, whose date of death was December 25, 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. 732.221, 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 17, 2026.

Personal Representative:

Nancy L. Green
393 Snow Drive
Fort Myers, Florida 33919
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 17, 24, 2026 26-01383L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000779
IN RE: ESTATE OF MARIA THOMPSON,
Deceased.

The administration of the estate of MARIA THOMPSON, deceased, whose date of death was July 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Probate Division, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representative:

JOSEPH THOMPSON GRASSO,
aka JOSEPH THOMPSON
1942 Newton Ransom
Clarks Summit, PA 18411
Attorney for Personal Representative:
Gregory J Nussbickel
E-Mail Addresses:
greg@will.estate
christine@will.estate
Florida Bar No. 0580643
The Nussbickel Law Firm P.A.
12487 Brantley Commons Court
Fort Myers, FL 33907
Telephone: (239)900-9455
April 17, 24, 2026 26-01432L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 26-CP-000232
Division: Probate
IN RE: ESTATE OF DOLORES D. KADRI,
Deceased

The administration of the estate of Dolores D. Kadri, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr Blvd, Fort Myers, 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 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 17, 2026.

Personal Representative:

Lynn Kadri Malloy
701 Taylor Avenue
Scranton, Pennsylvania 18510
Attorney for Personal Representative:
Bryan E. Bloom, Esq.
E-mail Address:
bryan.bloom@faegredrinker.com
Florida Bar No. 126722
Faegre Drinker Biddle & Reath LLP
600 Campus Drive
Florham Park, New Jersey 07932
Telephone: (973) 549-7104
April 17, 24, 2026 26-01385L

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-810
IN RE: ESTATE OF LOUIS A. FIOLA,
Deceased.

The administration of the estate of Louis A. Fiola, 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 1700 Monroe Street, Fort Myers, FL 33901. The name and address of the personal representatives and the personal representative's attorney are set forth below.

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

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,

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2026-CP-001038
IN RE: ESTATE OF ANGEL ANTONIO NARANJO,
Deceased.

The administration of the estate of ANGEL ANTONIO NARANJO, deceased, whose date of death was DECEMBER 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 MONROE STREET, FORT MYERS, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: April 17, 2026.

MARGARITA NARANJO

Personal Representative
119 Alcalá Ave
Lehigh Acres, FL 33936
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 17, 24, 2026 26-01389L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001040
IN RE: ESTATE OF ARTHUR MERRILL SHEILDS,
Deceased.

The administration of the estate of ARTHUR MERRILL SHEILDS, 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 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 17, 2026.

Signed by: Linda Behr

Linda Behr
15421 Thorton Rd.
Ft. Myers, Florida 33908
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 17, 24, 2026 26-01391L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2026-CP-000526
IN RE: THE ESTATE OF CHRISTOPHER ALAN HUNT.
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 CHRISTOPHER ALAN HUNT, deceased, File Number 2026-CP-000526, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902.; that the decedent's date of death was December 29, 2025; that the total value of the estate is \$19,599.14 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
GENELL HUNT
600 NW 6TH Place
Cape Coral, FL 33993
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 17, 2026.

Person Giving Notice

Genell Hunt
Attorney for Person Giving Notice:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
April 17, 24, 2026 26-01388L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 25-CA-003623

NewRez LLC,
Plaintiff, vs.
Lauren A. Kurkimilis, et al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated April 9, 2026 and entered in Case No. 25-CA-003623 of the Circuit Court of the Judicial Circuit in and for Lee County, Florida wherein NewRez LLC, is the Plaintiff and Lauren A. Kurkimilis; Donald J. Holbert; Medallion Bank; Unknown Tenant #1 NKA Patrick Kurkimilis are Defendants, I, Kevin C. Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash at www.lee.realforeclose.com, beginning at 9 a.m. on May 14, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 19 AND 20, BLOCK 248, CAPE CORAL UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 25, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 4106 SE 3rd Ave, 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.

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 in Lee, Florida this, day of 04/10/2026,

Kevin C. Karnes
As Clerk of Circuit Court
LEE County, Florida
(SEAL) N Wright-Angad
Deputy Clerk

Anthony Vamvas, Esq.
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Attorney for Plaintiff
LLS14612
April 17, 24, 2026 26-01412L

FIRST INSERTION

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

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

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is April 17, 2026.

Personal Representative:

Signed by: Paige Flavell-Hamilton
PAIGE FLAVELL-HAMILTON
735 Chattman St. E.
Lehigh Acres, Florida 33974
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 17, 24, 2026 26-01404L

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Business Observer

--- ESTATE ---

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-005919
SECURITY CAPITAL VENTURES,
LLC, a Florida limited liability
company,
Plaintiff, vs.
120 EAST AVE, LLC,
a Florida limited liability company,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Default Final Judgment of Foreclo-
sure dated April 14, 2026 and entered
in Case No. 25-CA-005919, of the Cir-
cuit Court of the 20th Judicial Circuit
in and for LEE County, Florida, wherein
SECURITY CAPITAL VENTURES,
LLC is Plaintiff and 120 EAST AVE,
LLC is Defendant, 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 14, 2026, the following
described property as set forth in said
Default Final Judgment, to wit:

PARCEL 1:
Lot 21, Block 17, Unit 5, Section
13, Township 44 South, Range 27
East, Lehigh Acres, according
to the plat thereof recorded Plat
Book 15, Page 15, and as recorded
in O.R. Book 254, Page 85, Public
Records of Lee County, Florida.
Property Address: 1317 Moore
Ave Lehigh Acres FL 33972
Parcel ID No: 13-44-27-L4-
05017.0210
PARCEL 2:
Lot 15, Block 28, Unit 9, Section
13, Township 44 South, Range 27
East, Lehigh Acres, according

to the plat thereof recorded Plat
Book 15, Page 15, and as recorded
in O.R. Book 254, Page 85, Public
Records of Lee County, Florida.
Property Address: 1405 Abbott
Ave Lehigh Acres FL 33972
Parcel ID No: 13-44-27-L2-
09028.0150
PARCEL 3:
Lot 21, Block 46, Unit 10, Section
13, Township 44 South, Range 27
East, Lehigh Acres, according
to the plat thereof recorded Plat
Book 15, Page 15, and as recorded
in O.R. Book 254, Page 85, Public
Records of Lee County, Florida.
Property Address: 1517 Fitch Ave
Lehigh Acres FL 33972
Parcel ID No: 13-44-27-L2-
10046.0210

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 04/15/2026

KEVIN C. KARNES
Clerk of the Circuit Court &
Comptroller
(SEAL) By: N Wright-Angad
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 17, 24, 2026 26-01463L

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

CIVIL DIVISION
CASE NO.: 25-CA-004530
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
ERICK JAVIER ORTIZ A/K/A ERIK
ORTIZ, ET AL.,
DEFENDANT(S).

TO: Erick Javier Ortiz
Last Known Address: 2504 Nw 19th Pl,
Cape Coral, FL 33993
Current Residence: UNKNOWN
TO: Suegem Ortiz
Last Known Address: 2504 Nw 19th Pl,
Cape Coral, FL 33993
Current Residence: UNKNOWN
TO: Unknown Tenant in Possession of
the Subject Property
Last Known Address: 2504 Nw 19th Pl,
Cape Coral, FL 33993
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

Lots 59 and 60, Block 5141,
Cape Coral, Unit 80, according
to the Plat thereof, recorded in
Plat Book 22, Page(s) 140, of the
Public Records of Lee County,
Florida.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on MILLER,
GEORGE & SUGGS, PLLC, Attorney
for Plaintiff, whose address is 600 West

Hillsboro Boulevard, Suite 600, Deer-
field Beach, FL 33441, within thirty
(30) days after the first publication of
this Notice in the Business Observer,
1970 Main Street, 3rd Floor, Sarasota,
FL 34236 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 dem-
anded in the complaint

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

WITNESS my hand and the seal of
this Court this day of 04/15/2026

KEVIN C. KARNES
As Clerk of Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
25FL373-0354
April 17, 24, 2026 26-01461L

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-004961
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF
ANGEL OAK MORTGAGE TRUST
2024-5, MORTGAGE-BACKED
CERTIFICATES, SERIES 2024-5,
Plaintiff, vs.
MARCUS W. FOSHEE AND
CYNTHIA L. FOSHEE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated March 18, 2026, and entered in
25-CA-004961 of the Circuit Court of
the TWENTIETH Judicial Circuit in
and for Lee County, Florida, wherein
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS INDI-
VIDUAL CAPACITY BUT SOLELY AS
TRUSTEE OF ANGEL OAK MORT-
GAGE TRUST 2024-5, MORTGAGE-
BACKED CERTIFICATES, SERIES
2024-5 is the Plaintiff and MARCUS
W. FOSHEE; CYNTHIA L. FOSHEE;
SEVEN LAKES ASSOCIATION, INC
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 14, 2026, the following
described property as set forth in said
Final Judgment, to wit:

THAT CERTAIN CONDO-

MINIUM PARCEL COM-
POSED OF FAMILY UNIT
106, AND THE UNDIVIDED
SHARES IN THE COMMON
ELEMENTS APPURTENANT
THERETO, IN ACCORDANCE
WITH AND SUBJECT TO THE
COVENANTS, CONDITIONS,
RESTRICTIONS, TERMS AND
OTHER PROVISIONS OF THE
DECLARATION OF CONDO-
MINIUM OF SEVEN LAKES
BUILDING NO. 4, A CONDO-
MINIUM, RECORDED IN OF-
FICIAL RECORDS BOOK 770,
PAGES 348 THROUGH 386,
AND AS AMENDED, OF THE
PUBLIC RECORDS OF LEE
COUNTY, FLORIDA

Property Address: 1724 PINE
VALLEY DR 106, FORT MY-
ERS, 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 ac-
cordance with Florida Statutes, Section
45.031.

Dated this day of 04/13/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
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
25-310607 - MaM
April 17, 24, 2026 26-01429L

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
FORECLOSURE PROCEEDINGS
PROPERTY

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

CASE NO: 2026-CA-000800
TAYLOR MADE LENDING, LLC,
a Florida Limited Liability Company
Plaintiff, v.
TOKI GROUP INC., a Dissolved
Florida Corporation; TSAVO
GROUP INC, a Florida Corporation;
KETWANA NOKESHIER LEMY;
and UNKNOWN TENANT(S) IN
POSSESSION OF THE SUBJECT
PROPERTY, IF ANY.
Defendants.

TO: Ketwana Nokeshier Lemy
4515 NW 180th Street
Miami Gardens, FL 33055

LOTS 1 AND 2, BLOCK 5166,
CAPE CORAL UNIT 83, A
SUBDIVISION, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 23, PAGES 41
THROUGH 54, INCLUSIVE,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
Strap Number: 25-43-22-C3-
05166.0010
Physical Address: 2608 Old
Burnt Store Road North, Cape
Coral, FL 33993

YOU ARE HEREBY NOTIFIED that
an action for Foreclosure has been filed
against you and you are required to
serve a copy of your written defenses,
if any, to it, on Bruce Hornstein, P.A.,

Attorney for Plaintiff, whose address is:
6961 Indian Creek Drive, Miami Beach,
Florida 33141 within thirty (30) days
from the date of first publication of this
Notice in BUSINESS OBSERVER and
file the original with the Clerk of this
Court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the complaint.

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

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

KEVIN C. KARNES
As Clerk of the Circuit Court and
Comptroller
Lee County, Florida
(SEAL) By: K Shoap
As Deputy Clerk

Bruce Hornstein, P.A.
Attorneys for the Plaintiff
6961 Indian Creek Drive
Miami Beach, FL 33141
April 17, 24, 2026 26-01426L

FIRST INSERTION

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

File No. 26-CP-236
Division Probate
IN RE: ESTATE OF
WILLIAM CLARENCE ROTH
A/K/A WILLIAM C. ROTH
Deceased.

The administration of the estate of Wil-
liam Clarence Roth a/k/a William C.
Roth, deceased, whose date of death
was November 19, 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 ad-
dresses 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes. The written demand
must be filed with the clerk.

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

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

The date of first publication of this
notice is April 17, 2026.

Personal Representative:
Erin Marie Burcham
27962 Arrowhead Circle
Punta Gorda, Florida 33982
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 17, 24, 2026 26-01448L

FIRST INSERTION

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

CASE NO.: 26-CA-000526
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, VS.
CHARLES A. AUBE A/K/A
CHARLES A. AUBE, JR.; ELAINE
AUBE; et al.,
Defendant(s).

TO: NDS Holdings Group LLC
Last Known Residence: C/O Stephen
Backholm 16655 N 174TH LN Surprise,
AZ 85388

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

THE CONDOMINIUM PAR-
CEL KNOWN AS HOME 202-C
OF ASHTON OAKS AT RIVER
HALL, A CONDOMINIUM,
ACCORDING TO THE DECLA-
RATION OF CONDOMINIUM
THEREOF, RECORDED IN
OFFICIAL RECORDS INSTRU-
MENT NO. 2006000460705
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA,
AND ANY AND ALL AMEND-

MENTS THERETO, TOGETH-
ER WITH AN UNDIVIDED
INTEREST IN AND TO THE
COMMON ELEMENTS AP-
PURTENANT THERETO AS
SPECIFIED IN SAID DECLA-
RATION.

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 imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition.

Dated on 04/09/2026.

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
Ref# 16816
April 17, 24, 2026 26-01395L

FIRST INSERTION

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

File No. 26-CP-1035
Division Probate
IN RE: ESTATE OF
MICHAEL BERNARD PECERI
AKA MICHAEL B. PECERI
AKA MICHAEL PECERI
Deceased.

The administration of the estate of Mi-
chael Bernard Peceri aka Michael B.
Peceri aka Michael Peceri, deceased,
whose date of death was March 10,
2026, is pending in the Circuit Court
for Lee County, Florida, Probate Divi-
sion, the address of which is P.O. Box
9346, Fort Myers, Florida 33902. 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes. The written demand
must be filed with the clerk.

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

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

The date of first publication of this
notice is April 17, 2026.

Personal Representative:
FineMark Bank & Trust, a Div. of
Commerce Bank
By: Amelia K. Green
Its: AVP
8695 College Parkway - Ste. 100
Fort Myers, Florida 33919
Attorney for Personal Representative:
Lowell S. Schoenfeld, Attorney
Florida Bar Number: 980099
SCHOENFELD KYLE & ASSOCIATES
LLP
1380 Royal Palm Square Boulevard
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
marir@trustska.com
April 17, 24, 2026 26-01445L

FIRST INSERTION

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

PROBATE DIVISION
Case No. 26-CP-1048
IN RE: ESTATE OF
MARTHA GROVE WHITESIDE,
Deceased

The administration of the estate of Mar-
tha Grove Whiteside, deceased, whose
date of death was February 3, 2026,
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 represen-
tative 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.

THE PERSONAL REPRESENTA-
TIVE OR CURATOR HAS NO DUTY
TO DISCOVER WHETHER ANY
PROPERTY HELD AT THE TIME
OF THE DECEDENT'S DEATH BY
THE DECEDENT OR THE DECE-
DENT'S SURVIVING SPOUSE IS
PROPERTY TO WHICH THE FLOR-
IDA UNIFORM DISPOSITION OF
COMMUNITY PROPERTY RIGHTS
AT DEATH ACT AS DESCRIBED
IN FLORIDA STATUTE SECTIONS
732.216-732.228, APPLIES, OR MAY
APPLY, UNLESS A WRITTEN DE-
MAND IS MADE BY A CREDITOR
AS SPECIFIED UNDER SECTION
732.2211, FLORIDA STATUTES.

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

The date of first publication of this
notice is April 17, 2026.

Personal Representative:
Kathleen W. Anderson
947 Boyle Road
Fairfield, Pennsylvania 17320
Attorney for Personal Representative:
Britton G. Swank
Florida Bar Number: 0651591
Britton G. Swank, P.A.
10175 Six Mile Cypress Parkway, Suite 4
Fort Myers, Florida 33966
Telephone: 239-208-3040
Fax: 239-288-5570
E-Mail: ptg@swankelderlaw.com
service@swankelderlaw.com
April 17, 24, 2026 26-01447L

FIRST INSERTION

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

CIVIL DIVISION
Case No. 25-CA-6814
PLAZA 47 WEST CONDOMINIUM
ASSOCIATION, INC.
Plaintiff, v.
THE ESTATE OF JEANNE M.
BOSWORTH; THE UNKNOWN
HEIRS, BENEFICIARIES,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF JEANNE M.
BOSWORTH, THE UNKNOWN
SPOUSE OF JEANNE M.
BOSWORTH; AND THE
UNKNOWN TENANT(S)/
OCCUPANT(S) IN POSSESSION,
Defendants.

TO: THE ESTATE OF JEANNE M.
BOSWORTH; THE UNKNOWN
HEIRS, BENEFICIARIES, DEVI-
SEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHERS CLAIMING AN
INTEREST BY, THROUGH, UN-
DER OR AGAINST THE ESTATE OF
JEANNE M. BOSWORTH, THE UN-
KNOWN SPOUSE OF JEANNE M.
BOSWORTH; AND THE UNKNOWN
TENANT(S)/OCCUPANT(S) IN POS-
SESSION,
Last Known Address: 607 SE 47th
Street #2
Cape Coral, FL 33904

YOU ARE NOTIFIED that an action
has been filed against you for foreclo-
sure of Plaintiff's lien for such unpaid
amounts due to the above-named
Plaintiff for the following premises lo-
cated in Lee County, Florida:
UNIT 2 OF PLAZA 47 WEST,
a Condominium according to

the Declaration of Condomin-
ium thereof, recorded in O.R.
Book 1260, Pg. 1940, of the Lee
County, Florida, and all amend-
ments thereto, together with its
undivided share in the common
elements (the "Property").

You are required to serve a copy of your
written defenses, if any, to this action on
the Plaintiff's attorney, Justin B. Maz-
zara, Esq., Pope, Mazzara & Menendez,
PLLC, 5252 Summerlin Commons Way,
Unit 104, Fort Myers, Florida 33907
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 Plain-
tiff's attorney or immediately thereaf-
ter; otherwise, a default will be entered
against you for the relief demanded in
the complaint or petition.

NOTICE REGARDING ATTOR-
NEY AD LITEM

PLEASE TAKE NOTE that the Court
appointed Elizabeth C. Bentley, Esq., as
Attorney Ad Litem to represent the in-
terests of the Estate of Jeanne M. Bos-
worth, deceased, and any unknown
heirs or beneficiaries of said Estate.

The Attorney Ad Litem has filed an
Answer on behalf of the Estate, and
such Answer shall be deemed filed on
behalf of the Estate and any unknown
heirs or interested parties represented
therein.

This Notice of Action is provided to
ensure compliance with Chapter 49,
Florida Statutes, and to afford notice to
any additional parties whose identities
or whereabouts may be unknown.

DATED on this day of 04/09/2026,
Kevin C. Karnes, Clerk of the Court
(SEAL) By N Wright-Angad
As Deputy Clerk

Justin B. Mazzara, Esq.,
jbm@popemazzara.com;
lukekane@popemazzara.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000309
IN RE: ESTATE OF
ANDREW RICHARD BASZCZUK,
Deceased.

The administration of the estate of Andrew Richard Baszczuk, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Circuit Court, 1700 Monroe 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 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 17, 2026.

Personal Representative:
Signed by: Andrew D. Baszczuk
Andrew David Baszczuk
587 Live Oak Dr.
Rochester Hills, MI 48309-2317
Attorney for Personal Representative:
/s/ Jeffrey A. Attia
Jeffrey A. Attia
E-Mail Address:
jeff@jeffreyattialaw.com
Florida Bar No. 0108199
The Law Office of Jeffrey Attia, PA
6719 Winkler Road, Suite 114
Fort Myers, FL 33919
Telephone: 239-919-2318
April 17, 24, 2026 26-01384L

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-005002
Wells Fargo Bank, N.A.,
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Raymond Green Jr. a/k/a Raymond Henry Green Jr., Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-005002 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Raymond Green Jr. a/k/a Raymond Henry Green Jr., Deceased; Raymond Henry Green III a/k/a Raymond Henry Green; Roman Joseph Green a/k/a Roman J. Green; India Faith Green; R.J.G., a minor child by and through parent and natural guardian Marquita Green a/k/a Marquita Nichole Green; United States of America on behalf of the Secretary of Housing and Urban Development; Marquita Green a/k/a Marquita Nichole Green 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 104, UNIT 10, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
TAX ID: 12-44-26-L2-10104.0010

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 day of 04/13/2026

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk
Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 25-F02058
April 17, 24, 2026 26-01416L

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-3516
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-1,
Plaintiff, vs.
JOANNA RINELLA, LLC, a Florida limited liability company; JOANNA RINELLA, individually; UNKNOWN TENANT(S)/OWNER(S)/SPOUSE(S) IN POSSESSION UNIT 1716; and UNKNOWN TENANT(S)/OWNER(S)/SPOUSE(S) IN POSSESSION UNIT 1720,
Defendants.

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on March 18, 2026, in Civil Action No. 2025-CA-3516, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which the Plaintiff, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-1, will sell to the highest and best bidder for cash at https://lee.realforeclose.com at 9:00 am on the 11th day of June, 2026 for the real property located at:

Legal Description:
Lots 3, 4, and 5, Block 4721, Cape Coral Unit 70, according to the map or plat thereof as recorded in Plat Book 22, Page 58, Public Records of Lee County, Florida.
Address: 1716-1720 SW 33rd Terrace, Cape Coral Florida 33914
Strap No.: 04-45-23-C2-04721.0030

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
Dated this 9th day of April 2026.
04/10/2026

Kevin C. Karnes
Clerk of Court
(SEAL) N Wright-Angad
/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 17, 24, 2026 26-01403L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
CASE NO. 25-CC-006370
PLANTATION BEACH CLUB II OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
GLEN C. TEGG, SHARON W. TEGG, CHARLES A. WALLACE, JR., GAIL W. WALLACE, EDWIN H. JOHNSON AND AMY B. JOHNSON,
Defendants.

NOTICE IS HEREBY GIVEN that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on May 14, 2026, at 9:00 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:

Unit Week 21 in Condominium Parcel Letter E (a/k/a Unit 1043) of PLANTATION BEACH CLUB II, PHASE 3, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1344 at Page 2348 in the Public Records of Lee County Florida and all amendments thereto, if any.

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 04/14/2026

KEVIN C. KARNES
Clerk of Court
(SEAL) By: T Mann
Deputy Clerk
Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
49351 / 6-80720
April 17, 24, 2026 26-01439L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(2153 NW 18th Avenue, Cape Coral, Florida 33993)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CA-2710
TRYON STREET ACQUISITION TRUST I,
Plaintiff, v.
SUMMER INVESTMENT 1 LLC,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated April 7, 2026 entered in Case No. 2025-CA-2710 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TRYON STREET ACQUISITION TRUST I, is the Plaintiff, and SUMMER INVESTMENT 1 LLC is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.lee.realforeclose.com beginning at 9:00 a.m. on May 28, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lots 17 and 18, Block 3879, Cape Coral Unit 53, according to the map or plat thereof, recorded in Plat Book 19, Pages 64 through 78, inclusive, of the Public Records of Lee County, Florida.
Together with all rents, issues and profits.
Property Address: 2153 N.W. 18th Ave., Cape Coral, Florida 33993

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
04/09/2026

Kevin C. Karnes
CLERK OF COURT
LEE COUNTY, FLORIDA
(SEAL) T Mann
by Deputy Clerk
/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
Burr & Forman LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
66852604 v1
April 17, 24, 2026 26-01396L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-004217
KEYBANK, NA,
Plaintiff, vs.
HARLEY THOMAS BRIEN AKA HARLEY T. BRIEN AKA HARLEY BRIEN, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 25-CA-004217 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein, KEYBANK, NA, Plaintiff, and HARLEY THOMAS BRIEN AKA HARLEY T. BRIEN AKA HARLEY BRIEN, et. al., are Defendants, Clerk of Circuit Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com, on May 14, 2026 at 09:00 AM, the following described property:

LOT 4, BLOCK 56, UNIT 17, MIRROR LAKES, SECTION 18, TWP 45 S., RGE 27 E., A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 83 - 160, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
DATED this 04/09/2026

KEVIN C. KARNES
Clerk Circuit Court
(SEAL) By: T Mann
Deputy Clerk
23-001949 / Jean Schwartz
Submitted by:
GREENSPOON MARDER, LLP
24-001507-01 / 58341.2030 / Jean Schwartz
April 17, 24, 2026 26-01397L

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-003339
EF MORTGAGE LLC,
Plaintiff, v.
ACS & VSA LLC, a Florida Limited Liability Company; HECTOR TOVAR; AMERISTAR GROUP INC.; BECERRA CONSTRUCTION INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated April 9, 2026 entered in Civil Case No. 25-CA-003339 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein EF MORTGAGE LLC, Plaintiff and ACS & VSA LLC, a Florida Limited Liability Company; AMERISTAR GROUP INC.; BECERRA CONSTRUCTION INC., are Defendant(s), I, Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on April 30, 2026 the following described property as set forth in said Final Judgment, to-wit:

EAST HALF OF LOT 1, BLOCK 32, UNIT 8, SECTION 16, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 18, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Parcel ID: 22-44-23-C2-04484.0280
COMMONLY KNOWN AS: 702 SW 9th Ave, Cape Coral, FL 33991.

Property Address: 702 East 15th St, Lehigh Acres, FL 33972
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 04/10/2026

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.
04/10/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) N Wright-Angad
DEPUTY CLERK OF COURT
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000476
April 17, 24, 2026 26-01413L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: CIVIL
CASE NO. 25-CC-006364
PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
MICHAEL J. DONTZIN;
Plaintiff, vs.
MATTHEW S. DONTZIN; LISA DONTZIN; AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MICHAEL J. DONTZIN,
Defendant(s).

NOTICE IS HEREBY GIVEN that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on May 14, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week 3 in Condominium Parcel 7 (A/K/A UNIT 1007), of PLANTATION BEACH CLUB I, PHASE A, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1413 at Page 264 in the Public Records of Lee County Florida and all amendments thereto, if any. Amended in Official Records Book 1513 at Page 1925, Public records of Lee County, Florida.

pursuant to the Final Judgment of 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 04/14/2026

KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: T Mann
Deputy Clerk
Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
49278 / 5-64066
April 17, 24, 2026 26-01440L

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No. 25-CA-006481
Honorable Judge: MCHUGH,
MICHAEL THOMAS
PLANET HOME LENDING, LLC
Plaintiff, vs.
PHILLIP LOEWEN; ASHLEY LOEWEN; NEWSPRING ACCEPTANCE CORPORATION.; JERLAND WHITE BEST HOME SERVICES; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;

Defendants,
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 09, 2026, in the above-styled cause, I, Kevin Karnes, Clerk of the Circuit Court of Lee County, will sell to the highest and best bidder for cash online at www.lee.realforeclose.com at 9:00 A.M. on June 11, 2026, the following described property:

LOTS 28 AND 29, BLOCK 4484, CAPE CORAL UNIT 63, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL ID: 22-44-23-C2-04484.0280
COMMONLY KNOWN AS: 702 SW 9th Ave, Cape Coral, FL 33991.

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 04/10/2026.

Kevin Karnes, Clerk of Circuit Court (SEAL) By: N Wright-Angad
Deputy Clerk of Court

MATTHEW T. WASINGER, ESQ.
WASINGER LAW OFFICE, PLLC
605 E. ROBINSON ST. SUITE 730
ORLANDO, FL 32801
MATTW@WASINGERLAWOFFICE.COM
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
April 17, 24, 2026 26-01414L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-004873
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF LAURIE KEENE A/K/A LAURIE ANN KEENE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed April 9, 2026, entered in Civil Case No. 25-CA-004873 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the Clerk of Court, Brandi Clerk of Court of Lee County, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 AM on 28th day of May, 2026 on the following described property as set forth in said Summary Final Judgment:

Lots 27-28, Block 95 of that certain subdivision known as Fort Myers Shores Unit No. 6, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 17, Pages 75-79 inclusive 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 day of 04/13/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: N Wright-Angad
Deputy Clerk
MCCALLA RAYMER LEIBERT
PIERCE, LLP, ATTORNEY FOR PLAINTIFF
110 SE 6TH STREET
FORT LAUDERDALE, FL 33301
(855) 281-3909
MRSERVICE@MCCALLA.COM
25-13040FL
April 17, 24, 2026 26-01428L

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-002944
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, vs.
WILLIAM JAMES HOLMAN A/K/A WILLIAM JAMES HOLMAN III, ANGEL LEE HOLMAN, ET.AL;
Defendants
 NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated January 26, 2026, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com, on May 7, 2026 at 09:00 AM the following described property:
 LOT(S) 15 AND 16, BLOCK 1229, CAPE CORAL UNIT 19, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 121 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 Property Address: 2507 SE 25TH PL, 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 day of 04/14/2026
 Kevin C. Karnes
 (SEAL) N Wright-Angad
 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
 25-02498
 April 17, 24, 2026 26-01430L

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 26-CA-1597
IN RE: FORFEITURE OF \$38,666.00 U.S. CURRENCY
 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 \$38,666.00 U.S. Currency 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 \$38,666.00 U.S. Currency.
 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 04/10/2026
 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 17, 24, 2026 26-01399L

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 26-CA-1555
IN RE: FORFEITURE OF \$7,660.00 U.S. CURRENCY
 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 \$7,660.00 U.S. Currency 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 \$7,660.00 U.S. Currency.
 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 04/10/2026
 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 17, 24, 2026 26-01400L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 SUBMITTED FOR ISSUANCE
 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, July 9, 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.
 KEVIN C. KARNES
 As Clerk of the Court
 (SEAL) By: T Mann
 As 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 17, 24, 2026 26-01453L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-000822
IN RE: ESTATE OF JOHN SAMUEL RANALLI, JR., Deceased.
 The administration of the estate of JOHN SAMUEL RANALLI, JR., deceased, whose date of death was June 26, 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 17, 2026.
JOHN SAMUEL RANALLI
Personal Representative
 9087 Water Tupelo Road
 Ft. Myers, FL 33912
 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 17, 24, 2026 26-01465L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
UCN: 362026CP000878A001CH
REF. NO: 26-CP-000878
IN RE: ESTATE OF FRANK EDWARD HUBBELL, JR., Deceased.
 The administration of the estate of FRANK EDWARD HUBBELL, JR., Deceased, whose date of death was January 19, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 26-CP-000878, 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, who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, and who have been served a copy of this 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 having claims or demands against the decedent's estate, including unmatured, contingent, 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 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 April 17, 2026
Personal Representative:
 PAMELA H. HUBBELL
 8705 Lea Lane
 Alexandria, Virginia 22309
 Attorney for Personal Representative:
 DAVID W. FOSTER, of
 FOSTER AND FOSTER ATTORNEYS, P.A.
 2111 Dr. Martin Luther King Jr. Street
 North
 St. Petersburg, Florida 33704
 Telephone: (727) 822-2013
 April 17, 24, 2026 26-01457L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL DISTRICT IN AND FOR MARION COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.
422025CA002941CAAXMX
TH SPE 10 LLC,
Plaintiff, v.
DI DEVELOPMENT, LLC a/k/a DI DEVELOPMENT OF FLORIDA, LLC; DI CONSTRUCTION, LLC; BHAVESH KUMAR; SHAAN KUMAR; BRENT EDWIN MYERS; TIMOTHY LEE MILLER; and UNKNOWN TENANTS IN POSSESSION 1-2;
Defendants.
 Notice is hereby given that, pursuant to the final judgment of foreclosure in the above-styled case on April 2, 2026, that the Marion County, Florida Clerk of Court will sell the following described property in Lee County, Florida and Marion County, Florida:
 I. Lee County property:
 PARCEL ONE
 A tract or parcel of land lying in Section 22, Township 45 South, Range 25 East, Lee County, Florida, being more particularly described as follows:
 Beginning at the NW corner of the West 1/2 of the SW 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida, thence East along the centerline of Daniels Road 644.35 feet; thence South along the centerline of Palomino Lane 661.25 feet to the Point of Beginning; thence East 330 feet; thence North 100 feet; thence West 330 feet; thence South 100 feet to the Point of Beginning.
 AND
 Part of Tract 214, Unit 2, Colonial Ranchettes, more particularly described as follows:
 Beginning at the NW corner of the West 1/2 of the SW 1/4 of Section 22, Township 45 South, Range 25 East, Lee County, Florida; thence East along the centerline of Daniels Road 644.35 feet; thence South along the centerline of Palomino Lane 541.25 feet to the Point of Beginning; thence East 644.73 feet; thence South 120 feet; thence West 314.74 feet; thence North 100 feet; thence West 330 feet; thence North 20 feet to the Point of Beginning.
 LESS AND EXCEPT the Westerly 40 feet of the above described parcels. ALSO LESS AND EXCEPT that portion conveyed to

Lee County in Instrument Number 20099000241984, Public Records of Lee County, Florida.
 PARCEL TWO
 Lot 9, Interchange Commerce Park, according to the map or plat thereof as recorded in Plat Book 41, Page 68, Public Records of Lee County, Florida.
 The improvements thereon being known as 13641 Fiddlesticks Boulevard Fort Myers and 9270 Cloverleaf Court Fort Myers Florida - 33912
 II. Marion County property:
 All the Land referred to herein below is situated in the County of MARION, State of Florida, and is described as follows:
 That part of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 11, Township 15 South, Range 21 East, lying North of S.R. 500, lying and being in MARION County, Florida,
 EXCEPT: Commence at the Northwest corner of the East One-Half of the Southeast One-Quarter of the Northwest One-Quarter of Section 11, Township 15 South, Range 21 East and run North 89 deg. 53 min. East 20 feet to a Point of Beginning; thence South 0 deg. 01 min. 30 sec. East 203.55 feet to the Northerly Right-of-Way Line of U.S. Highway No. 27; thence South 62 deg. 38 min. 45 sec. East, 370.5 feet along the Northerly Right-of-Way line of said Highway No. 27; thence North 24 deg. 17 min. 15 sec. East, 412.9 feet to the North line of the East one-half of the Southeast one-quarter of the Northwest one-quarter of Section 11, Township 15 South, Range 21 East; thence South 89 deg. 53 min. West along said North line 498.9 feet to the Point of Beginning.
 EXCEPT: Commencing at the Northwest corner of the East Half of the East Half of the Northwest Quarter (E 1/2 of E 1/2 of NW 1/4) of Section 11, Township 15 South, Range 21 East, Marion County, Florida; thence South 0 degrees, 01 minutes, 30 seconds East, along the West boundary of said East Half of East Half of the Northwest Quarter (E 1/2 of E 1/2 of NW 1/4) a distance of 1525.02 feet to the Northerly right of way line of State Highway No. 500; thence South 62 degrees, 38 minutes, 45 seconds East, along said right of way line 393 feet for the Point of Beginning; thence South 62 degrees, 38 minutes, 45 seconds East, along said right of way line 393 feet for the Point of Beginning; thence South 62

degrees, 38 minutes, 45 seconds East, along said Northerly right of way line 138 feet; thence North 22 degrees, 59 minutes, 15 seconds East, 173 feet; thence North 67 degrees, 21 minutes, 45 seconds West, 133.96 feet; thence South 24 degrees, 17 minutes, 15 seconds West, 161.71 feet to the Point of Beginning.
 Commencing at the Southwest corner of the Northeast 1/4 of Section 11, Township 15 South, Range 21 East, MARION County, Florida; thence North 0 deg. 13 min. 02 sec. E. 907.4 feet for the Point of Beginning; thence South 34 deg. 12 min. 16 sec. E. 56.23 feet; thence S 0 deg. 13 min. 02 sec. W, 91.45 feet to the Northerly right-of-way line of U.S. Highway No. 27, (100 feet wide); thence N 62 deg. 24 min. 52 sec. W. along said Northerly right-of-way line, 35.79 feet to the West boundary of the aforementioned Northeast 1/4, thence N 0 deg. 13 min. 02 sec. E. along the said West boundary 121.38 feet to the Point of Beginning.
 EXCEPT additional right-of-way for S.R. 500 and EXCEPT the right-of-way on North side.
 Commence at the Northwest corner of the East Half of the East Half of the Northwest Quarter (E 1/2 of E 1/2 of Northwest 1/4) of Section 11, Township 15 South, Range 21 East, MARION County, Florida; thence South 0 deg. 01 min. 30 sec. East, along the West boundary of said East Half of East Half of the Northwest Quarter (E 1/2 of E 1/2 of NW 1/4) a distance of 1525.02 feet to the Northerly right of way line of State Highway No. 500; thence South 62 deg. 38 min. 45 sec. East, along said right of way line 393 feet for the Point of Beginning; thence South 62 deg. 38 min. 45 sec. East, along said Northerly right of way line 138 feet; thence North 22 deg. 59 min. 15 sec. East, 173 feet; thence North 67 deg. 21 min. 45 sec. West, 133.96 feet; thence South 24 deg. 17 min. 15 sec. West, 161.71 feet to the Point of Beginning.
 The improvements thereon being known as 3365 Northwest Blitchton Road Ocala Florida - 34475
 at public sale. The Clerk of the Courts shall conduct the sale online at marion.realforeclose.com on May 7, 2026, at 11:00 A.M., to the highest bidder for

cash, pursuant to the terms of the final judgment of foreclosure, and in accordance with Section 45.031, Florida Statutes. 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 within sixty (60) days after the sale.
 AMERICANS WITH DISABILITIES ACT (ADA)
 AMERICANS WITH DISABILITIES ACT (ADA) If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Marion County Judicial Center, 110 NW First Avenue, Ocala, Florida 34475, Telephone (352)401-6710, 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.
 IF YOU NEED AN INTERPRETER No later than ten (10) days prior to the scheduled court hearing, if an interpreter is needed, the person requiring the interpreter's services must request an appropriate court interpreter for the hearing via the Fifth Circuit website:
 https://www.circuit5.org/programs-services/interpreting-services/
 Additional information on Court Interpreting Services is located at www.circuit5.org under the Programs & Services section.
 SI NECESITA UN INTERPRETE Si alguien necesita intérprete, la persona que requiere los servicios de un intérprete debe solicitar un intérprete apropiado por lo menos diez (10) días antes de la audiencia judicial programada. El pedido se hace por el sitio web del Quinto Circuito:
 https://www.circuit5.org/programs-services/interpreting-services/
 Información adicional acerca de los Servicios de Interpretación Judicial está disponible en el sitio web www.circuit5.org bajo la sección titulada "Programs & Services."
 Dated: April 10, 2026
 /s/ Christopher H. Ezell
 Christopher H. Ezell, Esq.
 Florida Bar No. 105114
 HOLLAND & KNIGHT LLP
 Attorneys for Plaintiff
 701 Brickell Avenue
 Suite 3300
 Miami, Florida 33131
 Tel. (305) 789-7592
 Fax (305) 789-7799
 Designated e-mail:
 christopher.ezell@hklaw.com
 April 17, 24, 2026 26-01421L

FIRST INSERTION
NOTICE OF MORTGAGE FORECLOSURE SALE
 CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL ACTION
Case No. 2025-CA-003487
Judge: James R. Shenko
THE SUMMIT PROPERTIES, LLC, an Indiana limited liability company,
Plaintiff, v.
NWI PROPERTY EXCHANGE, LLC, an Indiana limited liability company; UNKNOWN TENANT 1; UNKNOWN TENANT 2; PASEO CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation; and any other unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouse claiming by, through and under any of the above-named Defendants, Defendant(s).
 NOTICE IS HEREBY given as required by an Final Summary Judgment to Re-Establish Lost Note (Count I) and for Foreclosure (Count II) entered in Case No. 2025-CA-003487 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where THE SUMMIT PROPERTIES, LLC, an Indiana limited liability company, is the Plaintiff and NWI PROPERTY EXCHANGE, LLC, an Indiana limited liability company; UNKNOWN TENANT 1; UNKNOWN TENANT 2; PASEO CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation; and any other unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouse claiming by, through and under any of the above-named Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accor-

dance with Chapter 45 Florida Statutes on the May 14, 2026, the following described property in accordance with the Summary Final Judgment in Foreclosure:
 UNIT NO. 3703, OF PASEO, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000131860, 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.
 Parcel ID:
 09-45-25-P4-00200.3703
 A/K/A: 8471 Olinda Way, Unit 3703, Fort Myers, FL 33912
 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 04/13/2026.
 CLERK OF THE CIRCUIT COURT
 KEVIN C. KARNES
 Lee County Clerk of Court
 (SEAL) By: N Wright-Angad
 as Deputy Clerk
 The Dorcy Law Firm, PLC
 10181 Six Mile Cypress Parkway,
 Suite C
 Fort Myers, FL 33966
 April 17, 24, 2026 26-01422L

-- ACTIONS / SALES --

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
Case No. 26-CA-001107
Honorable Judge: LOUKONEN,
RACHAEL SPRING
PLANET HOME LENDING, LLC
Plaintiff, vs.
REINIER RIVERO CASTRO;
UNKNOWN SPOUSE OF REINIER
RIVERO CASTRO; UNKNOWN
TENANT OCCUPANT #1;
UNKNOWN TENANT OCCUPANT
#2;
Defendants,
TO: REINIER RIVERO CASTRO.
Last Known Address: 625 CLANCY
STREET E LEHIGH ACRES, FL
33974.

YOU ARE NOTIFIED that an action
to Foreclose a Mortgage on the follow-
ing property, commonly known as 625
CLANCY STREET E LEHIGH ACRES,
FL 33974, and more particularly de-
scribed as follows:

LOT 25, BLOCK 10, UNIT 2,
SECTION 9, TOWNSHIP 45
SOUTH, RANGE 27 EAST,
LEHIGH ACRES, ACCORD-
ING TO THE MAP OR PLAT
THEREOF ON IN THE OF-
FICE OF THE CLERK OF CIR-

CUIT COURT RECORDED IN
PLAT BOOK 27, PAGE 181, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
PARCEL ID: 09-45-27-L3-
02010.0250
COMMONLY KNOWN AS: 625
Clancy Street E., Lehigh Acres,
FL 33974,

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Matthew T.
Wasinger, Esquire, the Plaintiff's attor-
ney, whose address is 605 E. Robinson
Street, Suite 730, Orlando, FL 32801,
within 30 days from the first proof of
publication of this Notice, and file the
original with the clerk of this court ei-
ther before service on the plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.

DATED ON: 04/15/2026

Kevin Karnes,
Lee County Clerk of Court
and Comptroller
(SEAL) N Wright-Angad
As Deputy Clerk

Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street, Suite 730,
Orlando, FL 32801
April 17, 24, 2026 26-01468L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-000423
EF MORTGAGE, LLC,
Plaintiff, v.
HOUSE RENTAL SERVICES LLC;
Defendant(s).

To the following Defendant(s):
BELEN AMETLLER ARIAS
(Last Known Address: 30 N. GOULD
STREET, STE R., SHERIDAN, WY
82801)
JULIETA AMETLLER ARIAS
(Last Known Address: 30 N. GOULD
STREET, STE. R. SHERIDAN, WY
82801)

YOU ARE NOTIFIED that an action
to foreclose based on boundaries estab-
lished by acquiescence, on the following
described property:

LOTS 11 AND 12, BLOCK 2186,
CAPE CORAL, UNIT 33, A
SUBDIVISION, ACCORDING
TO THE MAP OR PLAT BOOK
16, PAGES 40 THROUGH 61,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

PROPERTY ADDRESS: 1821
NE 22ND AVENUE, CAPE
CORAL, FL 33909

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Ghidotti
| Berger LLP, Attorney for Plaintiff,
whose address is 10800 Biscayne Blvd.,
Suite 201, Miami, FL 33161, within
thirty (30) days after the first publi-
cation of this Notice in the Business
Observer and file the original with the
Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief dem-
anded in the complaint.

This notice is provided pursuant to
Administrative Order No. 2010-08

WITNESS my hand and the seal of
this Court this day of 04/15/2026,

KEVIN KARNES
As Clerk of the Court
(SEAL) By N Wright-Angad
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite
201, Miami, FL 33161
April 17, 24, 2026 26-01467L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-006629
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
STEPHEN WHITNEY, et al.,
Defendant.

To: AMANDA WHITNEY A/K/A
AMANDA SHIELDS
6231 NALLE GRADE RD, NORTH
FORT MYERS, FL 33917
UNKNOWN SPOUSE OF AMANDA
WHITNEY A/K/A AMANDA SHIELDS
6231 NALLE GRADE RD, NORTH
FORT MYERS, FL 33917

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to-wit:

THE WEST 169 FEET OF THE
WEST 338 FEET OF THE
SOUTH 1/2 OF THE SOUTH-
WEST 1/4 OF THE SOUTH-
EAST 1/4 OF THE SOUTH-
WEST 1/4, OF SECTION 6,

TOWNSHIP 43 SOUTH,
RANGE 25 EAST, OF LEE
COUNTY, FLORIDA.
PARCEL NUMBER: 06-43-25-
01-00000.016B

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 LEBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-13841FL
April 17, 24, 2026 26-01452L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Case No.: 26-CA-001129
Division: CH
MICHAEL FOLEY, et. al.
Plaintiffs v.
JAMES FOLEY,
Defendant.

TO: JAMES FOLEY
Unknown Address
YOU ARE NOTIFIED that an action
has been filed against you in the Circuit
Court of the Twentieth Judicial Circuit,
in and for Lee County, Florida, for a
Partition of the below property:

Lot G40, the Resort on Carefree
Boulevard, according to the map
or plat thereof, as recorded in
Plat book 59, Pages 39 through
45 of the Public Records of Lee
County, Florida.
Parcel ID No: 15-43-24-02-
00000.G400
Property Address: 3364 Golda
Circle, North Fort Myers, Florida
33917

You are required to serve a copy of your
written defenses to it, if any to:

Justin T. Moonray, Esq.
Attorney for Plaintiff
Florida Bar Number: 118348
MOONRAY LAW, PLLC
1032 E Brandon Blvd #9933
Brandon, FL 33511
(561) 424-6213
justin@moonraylaw.com

on or before May 26, 2026, and file the
original with the Clerk of this Court,
at the Lee County Courthouse, either
before service on Plaintiff's attorney
or immediately thereafter; or a default
will be entered against you for the relief
demanded in the Complaint or Petition.
WITNESS my hand and Seal of this
Court on 04/15/2026.

Kevin C. Karnes
(SEAL) N Wright-Angad
Deputy Clerk

Justin T. Moonray, Esq.
Attorney for Plaintiff
Florida Bar Number: 118348
MOONRAY LAW, PLLC
1032 E Brandon Blvd #9933
Brandon, FL 33511
(561) 424-6213
justin@moonraylaw.com
April 17, 24; May 1, 8, 2026
26-01471L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-006341
FIRST INTERNET BANK OF
INDIANA,
Plaintiff, vs.
HYL GROUP CORPORATION;
LINDSAY HUELSENBECK;
MARLENA GEHEB; THE HAIR
ARTISTS LLC; and and
LA FONDITA MEXICAN
RESTAURANT, INC.,
Defendants.

Notice is hereby given pursuant to the
final judgment/order entered in the
above noted case, that the Clerk of
Court of Lee County, Florida will sell
the following property situated in Lee
County, Florida described as:

Being Lots Six (6) and Seven (7),
Block 1473, CAPE CORAL UNIT
16, according to the plat thereof,
recorded in Plat Book 13, Pages
76 through 88, inclusive, of the
Public Records of Lee County,
Florida.
Property Address: 127 SE 12th
Place, Cape Coral Florida 33990

at public sale on July 9, 2026, at 9:00
A.M., to the highest and best bidder
for cash on the Clerk's website, https://
www.lee.realforeclose.com for on line
auctions.

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 pub-
lished as provided herein.

DATED 04/14/2026

KEVIN C. KARNES
Clerk of the Court and Comptroller
(SEAL) By: N Wright-Angad
Deputy Clerk
(239) 533-5000
April 17, 24, 2026 26-01443L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-000346
EF MORTGAGE, LLC,
TOTAL FLORIDA LLC; et al,
Defendant(s).

To the following Defendant(s):
JOHENNY MARTINEZ SOCORRO
(Last Known Address: 2680 NW 97TH
AVE, DORAL, FL 33172)
LUIGI RANIERI
(Last Known Address: 2680 NW 97TH
AVE, DORAL, FL 33172)

YOU ARE NOTIFIED that an action
to foreclose based on boundaries estab-
lished by acquiescence, on the following
described property:

LOTS 15 AND 16, BLOCK 3955,
CAPE CORAL UNIT 54, AC-
CORDING TO MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 19, PAGE 79, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 2704
EMBERS PARKWAY WEST,

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
CASE NO. 25-CC-006769
CASA YBEL BEACH AND
RACQUET CLUB CONDOMINIUM
ASSOCIATION, INC., a Florida non-
profit corporation,
Plaintiff, vs.
BRITTANY GRENO ENGLERT,
Defendant.

NOTICE is hereby given that the
undersigned, Clerk of Circuit and
County Courts of Lee County, Florida,
will on May 14, 2026, at 9:00 A.M.
via electronic sale at www.lee-real-
foreclose.com, in accordance with Sec-
tion 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. 34, in Condo-
minium Parcel No. 189, of CASA
YBEL BEACH AND RACQUET
CLUB, PHASE H, a condomini-
um, together with an undivided
interest in the common elements
appurtenant thereto, according to
the Declaration of Condo-
minium thereof recorded in Of-
ficial Records Book 1385, Page
50, in the Public Records of Lee
County, Florida.

A/K/A UNIT 189H, WEEK 34
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, Sec-
tion 45.031.

WITNESS my hand and official seal
of said Court this 04/14/2026

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

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50208 / 13-86099
April 17, 24, 2026 26-01442L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 26-CA-000593
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
GERMAN CAMILO CERON
CUEVAS, et al.,
Defendants.

TO: German Camilo Ceron Cuevas
105 Tropicana Parkway W
Cape Coral, FL 33993
German Camilo Ceron Cuevas
1451 SE Tidewater Pl.
Stuart, FL 34997
German Camilo Ceron Cuevas
16114 Via Solera Cir., Apt. 101
Fort Myers, FL 33908
German Camilo Ceron Cuevas
45 SW 9th St., Apt. 4708
Miami, FL 33130
Unknown Spouse of German Camilo
Ceron Cuevas
105 Tropicana Parkway W
Cape Coral, FL 33993
Unknown Spouse of German Camilo
Ceron Cuevas
1451 SE Tidewater Pl.
Stuart, FL 34997
Unknown Spouse of German Camilo
Ceron Cuevas
16114 Via Solera Cir., Apt. 101
Fort Myers, FL 33908
Unknown Spouse of German Camilo
Ceron Cuevas
45 SW 9th St., Apt. 4708
Miami, FL 33130

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

LOT 64 AND 65, BLOCK 2609,
CAPE CORAL UNIT 38, AC-
CORDING TO MAP OR PLAT
THEREOF, AS RECORDED IN

PLAT BOOK 16, PAGE 87, 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, on Anthony R. Smith,
Esquire, the Plaintiff's attorney, whose
address is Tiffany & Bosco, P.A., 1201 S.
Orlando Ave, Suite 430, Winter Park,
FL 32789, within thirty (30) days from
the date of first publication of this No-
tice, and file the original with the Clerk
of this Court either before service on
the Plaintiff's attorney or immediately
thereafter; or a default will be entered
against you for the relief demanded in
the complaint.

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

IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Lee County,
Florida, this day of 04/15/2026

Kevin C. Karnes
As Clerk of the Circuit Court of
Lee County, Florida
(SEAL) By: N Wright-Angad
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
April 17, 24, 2026 26-01466L

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 26-CA-001146
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
JUAN RENALDO HOLLAND, JR.,
et. al.
Defendant(s).

TO: JUAN RENALDO HOLLAND,
JR., UNKNOWN SPOUSE OF JUAN
RENALDO HOLLAND, JR.,
whose last known residences are: 4391
PALM PL, FORT MYERS, FL 33905;
and 1928 VERONA ST, # C, FORT MY-
ERS, FL 33916; and 3700 DR MAR-
TIN LUTHER KING BLVD, FORT
MYERS, FL 33916

and all parties having or claiming to
have any right, title or interest in the
property described in the mortgage be-
ing foreclosed herein.
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:

LOTS 4 AND 5, PEARSONS
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK
9, PAGE 108, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 within /30 days from
Date of First Publication of this Notice)
and file the original with the clerk of
this court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the complaint or petition filed herein.

THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of
this Court at Lee County, Florida, this
day of 04/10/2026

Kevin C. Karnes
CLERK OF THE 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
25-344089
April 17, 24, 2026 26-01411L

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
FORECLOSURE PROCEEDINGS
PROPERTY
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2026-CA-000800
TAYLOR MADE LENDING, LLC,
a Florida Limited Liability Company
Plaintiff, v.
TOKI GROUP INC., a Dissolved
Florida Corporation; TSAVO
GROUP INC, a Florida Corporation;
KETWANA NOKESHIER LEMY;
and UNKNOWN TENANT(S) IN
POSSESSION OF THE SUBJECT
PROPERTY, IF ANY.
Defendants.

TO: Tsavo Group Inc.
1500 Weston Road
Ste. 200
Weston, FL 33326
LOTS 1 AND 2, BLOCK 5166,
CAPE CORAL UNIT 83, A
SUBDIVISION, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 23, PAGES 41
THROUGH 54, INCLUSIVE,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.

Physical Address: 2608 Old
Burnt Store Road North, Cape
Coral, FL 33993
YOU ARE HEREBY NOTIFIED that
an action for Foreclosure has been filed
against you and you are required to
serve a copy of your written defenses,

if any, to it, on Bruce Hornstein, P.A.,
Attorney for Plaintiff, whose address is:
6961 Indian Creek Drive, Miami Beach,
Florida 33141 within thirty (30) days
from the date of first publication of this
Notice in BUSINESS OBSERVER and
file the original with the Clerk of this
Court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the complaint.

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

WITNESS my hand and the seal of
this Court at Lee County, Florida, this
14 day of April, 2026.

KEVIN C. KARNES
As Clerk of the Circuit Court and
Comptroller
Lee County, Florida
(SEAL) By: K Shoap
As Deputy Clerk

Bruce Hornstein, P.A.
Attorneys for the Plaintiff
6961 Indian Creek Drive
Miami Beach, FL 33141
April 17, 24, 2026 26-01427L

1V20906_V11

SAVE TIME

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

--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 07-CA-012381

DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, Plaintiff, vs. PATRICIA R. MUNOZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; ALTAGRACIA RAYMOND; ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; UNKNOWN SPOUSE OF ALTAGRACIA RAYMOND; UNKNOWN SPOUSE OF ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; JOHN DOE; JANE DOE, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capital Corporation; Alt-gracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Alt-gracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe; Jane Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction 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 17, 18, 19 AND 20, BLOCK 5327, UNIT 58, CAPE CORAL SUBDIVISION, ACCORD-

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128-147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS A PORTION OF SAID LOT 20, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT #2007000299133, IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, TO WHICH THE RADIUS BEARS S 49°33'44" W, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 1°11'31", A DISTANCE OF 13.42 FEET; THENCE N 50°45'14"E, RADIAL TO THIS AFOREMENTIONED CURVE, A DISTANCE OF 111.48 FEET; THENCE N 89°11'25" E, A DISTANCE OF 17.40 FEET TO A POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 20; THENCE S 49°33'44" W ALONG THE SOUTH LINE OF AFORESAID LOT 20, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. Property Address: 3427 Ceitus Parkway, 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: 04/14/2026

Kevin 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: 11-400075
April 17, 24, 2026 26-01454L

FIRST INSERTION

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

JURISDICTION DIVISION
CASE NO: 25-CA-006600
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

GINA M. CHINNICI A/K/A GINA CHINNICI; JOHN CHINNICI; UNKNOWN SPOUSE OF GINA M. CHINNICI A/K/A GINA CHINNICI; UNKNOWN SPOUSE OF JOHN CHINNICI; ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; MPLI CAPITAL HOLDINGS IV; SYNCHRONY BANK; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

TO: GINA M. CHINNICI A/K/A GINA CHINNICI AND UNKNOWN SPOUSE OF GINA M. CHINNICI A/K/A GINA CHINNICI
LAST KNOWN ADDRESS: 1409 SW 15th St, Cape Coral, FL 33991
ALSO ATTEMPTED AT: 51 E CENTER ST., CLAYTON, NJ 08312
TO: JOHN CHINNICI AND UNKNOWN SPOUSE OF JOHN CHINNICI
LAST KNOWN ADDRESS: 1409 SW 15th St, Cape Coral, FL 33991
ALSO ATTEMPTED AT: 51 E CENTER ST., CLAYTON, NJ 08312; 1713 NW 9TH ST., CAPE CORAL, FL 33993
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT(S) 27 AND 28, BLOCK 4438, CAPE CORAL UNIT 63, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 48 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 1409 SW 15th St, Cape Coral, FL 33991

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 within 30 days from the date of the first publication of this Notice of Action) 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.

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.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 04/10/2026,

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

FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD., Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. | FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-100993-F00
April 17, 24, 2026 26-01425L

FIRST INSERTION

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

DIVISION: CIVIL
CASE NO. 25-CC-006471

THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. REBECCA CARRIERE AND JOAN CODY A/K/A JOAN R. CODY, Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on May 14, 2026, at 9:00 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:

Unit Week No. 48 in Condominium Parcel Number C (a/k/a Unit 1305) of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

pursuant to the Final Judgment of 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 day of 04/14/2026

KEVIN C. KARNES,
CLERK OF COURT
(SEAL) BY: N Wright-Angad
Deputy Clerk

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
49215 / 3-77370
April 17, 24, 2026 26-01441L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-005582

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT2, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2, Plaintiff, vs. PAUL M BOKMULLER A/K/A PAUL BOKMULLER A/K/A P. BOKMULLER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 18, 2026 in Civil Case No. 25-CA-005582 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT2, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2 is Plaintiff and Paul M Bokmuller a/k/a Paul Bokmuller a/k/a P. Bokmuller, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of May, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 34, Block 1, THE ISLANDS AT THREE OAKS, as recorded in Plat Book 52, Pages 71 through 76, inclusive, Public Records of Lee County, Florida.
Address: 17820 Bermuda Dunes Dr, Fort Myers, FL 33912

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 day of 04/15/2026

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

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-12952FL
April 17, 24, 2026 26-01462L

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

24-GA-000337
IN RE: The Guardianship of Jane Rutherford

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 Jane Rutherford, Person Subject to Guardianship

Case number 24-GA-000337, \$1,607.12 (less the cost of publication); Kathleen Kielma, as Guardian, deposited these funds per order entered on 04/06/2026, on behalf of Jane Rutherford.

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 14, 2026

KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
Lee County
1700 Monroe St.
Ft. Myers, FL 33901
By: s/ Christine Strufe
Deputy Clerk
Apr. 17; May 15, 2026 26-01456L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-005423

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JEREMY REED, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 26, 2026 in Civil Case No. 25-CA-005423 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Jeremy Reed, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on May 14 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The North 100 feet of the South 1,869 feet of the East 150 feet of the West 175 feet of the East one-half of the East one-half of the Southwest one-quarter of Section 29, Township 45 South, Range 24 East; Together with an easement for roadway purposes over and along that part of the West 25 feet of the East one-half of the East one-half of the Southwest one-quarter of said Section 29, extending from the South line of the parcel hereby conveyed to the South right-of-way of State Road No. 867 (McGregor Boulevard); Being Lot 3 of Deep Lagoon Heights, unrecorded.

Address: 14693 Martin Dr, Ft Myers, FL 33908

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
Dated this 04/15/2026

Kevin C. Karnes
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: T Mann

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-13162FL
April 17, 24, 2026 26-01455L

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

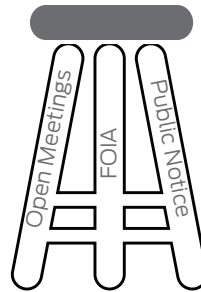
VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com

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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

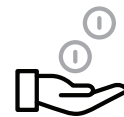


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

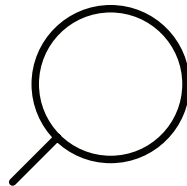


Citizens continue to learn about vital civic matters from newspaper notices.

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

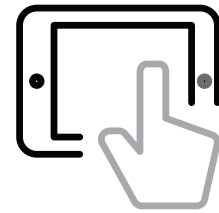
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
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Stay Informed, It's Your Right to Know.

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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, Florida 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

SECOND 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. LAVORRNA
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@elderlegallf.com
Secondary E-Mail:
pollyb@elderlegallf.com
April 10, 17, 2026 26-01317L

SECOND 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 unmaturing, 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 unmaturing 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

--- ESTATE / ACTIONS ---

SECOND 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

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

SECOND 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: kevink@trustska.com
hollyk@trustska.com
April 10, 17, 2026 26-01318L

THIRD 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

PUBLISH YOUR LEGAL NOTICE

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

Email legal@businessobserverfl.com

Business Observer

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...

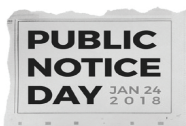
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What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

IV/8237_V12

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

SECOND 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

FOURTH 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

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-001534
Judge: Swift, Carolyn D
Katherine Miranda,
Petitioner,
and
Dany Miranda,
Respondent,
TO: Dany Miranda
Address unknown, Unknown
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Katherine Miranda, whose address is 2141 Gardenia Circle W, North Ft. Myers, FL 33917 on or before 4/13/2026, and file the original with the clerk of this Court at 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED: 3/4/26
CLERK OF THE CIRCUIT COURT
(SEAL) By: TM
Deputy Clerk
Mar. 27; Apr. 3, 10, 17, 2026
26-01183L

THIRD 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
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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below 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

SECOND 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 Judgment 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 highest 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 following 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 revised Declaration thereof recorded 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 accordance 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

SECOND 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 William 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, 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, 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:
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

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

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

property should be divided: 1) a Bank of America Checking Account, 2) real property located at 4229 SE 19th Place, Apt 1F, Cape Coral, FL 33904 with the legal description of Unit 1-F of Commadore II Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official-Records Book 1241, Page(s) 1548, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements, 3) a 2018 Honda CRV, and 4) Home Furnishings located at 4229 SE 19th Place, Apt 1F, Cape Coral, FL 33904.
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED: 03/26/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By E Bakelman
AS DEPUTY CLERK
April 3, 10, 17, 24, 2026 26-01234L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000910
Division: Probate
IN RE: ESTATE OF
BEN C. SMOOT,
Deceased.

The administration of the Estate of Ben C. Smoot, deceased, whose date of death was February 2, 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.

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 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by

a creditor as specified under Section 732.2211, Florida Statutes.

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

Personal Representative:
Carol F. Smoot
13978 Reflection Lakes Dr.
Fort Myers, FL 33907
Attorney for Personal Representative:
Lowell S. Schoenfeld
Attorney for Personal Representative
Florida Bar Number: 980099
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
soniak@trustska.com
4897-5790-8627, v. 1
April 10, 17, 2026 26-01315L

SECOND 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 Carrillon 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

SECOND 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

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

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

SECOND 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 February 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 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 FLORIDA STATUTES SECTION 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER FLORIDA SECTION 732.2211.

THE DATE OF FIRST PUBLICATION 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

THIRD 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;
trr@boatmanricci.com;
nmm@boatmanricci.com)
April 3, 10, 17, 24, 2026 26-01240L

THIRD 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 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 Tofte 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
Apr. 10, 17, 24; May 1, 2026 26-01339L

SECOND 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.storagetreasures.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.storagetreasures.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, Mikeyia; 3210 - Dunkley, Neckesia; 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.storagetreasures.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 - artyshevskaya, 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.storagetreasures.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.storagetreasures.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

SECOND 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.storagetreasures.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.storagetreasures.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, Damirra; 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.storagetreasures.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.storagetreasures.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.storagetreasures.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.storagetreasures.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.storagetreasures.com.

B002 - Erwin, 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.storagetreasures.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

THIRD 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,
devises, grantees, creditors, or
other parties claiming by, through,
under, or against her; WILLIAM
SCHENK, deceased, and his
unknown heirs, devises, 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, devises, grantees, creditors, or other parties claiming by, through, under, or against her; WILLIAM SCHENK, deceased, and his unknown heirs, devises, 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

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

or email **legal@businessobserverfl.com**



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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 4/28/2026 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

SECOND 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 a creditor 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

SECOND 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 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

SECOND 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 with 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

SECOND 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

SECOND 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 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
APR 2026 17

--- ACTIONS / SALES ---

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.

362025CA005528A001CH
LAKE MICHIGAN CREDIT UNION
Plaintiff, vs.
HARSHAVARDHAN CHALLA,
et al,
Defendants
NOTICE IS HEREBY GIVEN pursuant to Final Judgment 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

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-004260
MORTGAGE AGGREGATOR SERIES TRUST,
Plaintiff, v.
SAMSON MPARAGANDA, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-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, NUNCOAST 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-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 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
25-000444-1
April 10, 17, 2026 26-01363L

SECOND 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-01030

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 Southwesterly 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 centerline 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, Matalcha, 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

Carolyne Amengual
GrayRobinson, P.A.
101 E Kennedy Blvd # 4000,
Tampa, FL 33602
Carolyne.Amengual@gray-robinson.com
#66693729 v1
April 10, 17, 2026 26-01353L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-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 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
25-000444-1
April 10, 17, 2026 26-01366L

SECOND 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

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
N.V.2025/26-V.28

--- ESTATE ---

SECOND 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
Email: courtfilings@capecoralattorney.com
April 10, 17, 2026 26-01319L

SECOND 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

SECOND 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

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-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:
david@estateplanningswfl.com
April 10, 17, 2026 26-01349L

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-CA-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

SECOND 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

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-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 Mortgagor, 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

SECOND 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

SECOND 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

SECOND 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@trushhllaw.com
April 10, 17, 2026 26-01332L

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

IN20890_155

--- ESTATE ---

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-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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 CFSI's GRANTOR TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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, GRANTEEES, 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

SECOND 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 voice 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-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
erservice@decubaslewis.com
25-03494
April 10, 17, 2026 26-01308L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-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.

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
25-000444-1
April 10, 17, 2026 26-01365L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-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.

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
25-000444-1
April 10, 17, 2026 26-01364L



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.

UNEP27-374

--- ACTIONS / SALES ---

SECOND 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 Mortgagor, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

25-CA-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

SECOND INSERTION

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

CASE NO.: 2025-CA-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 Mortgagor, 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

SECOND INSERTION

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

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

SECOND 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 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

SECOND 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

SECOND 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,

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND INSERTION

and being more particularly described as follows:

Commencing at the Southwesterly 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