

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

DUKE FARM STEWARDSHIP DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Duke Farm Stewardship District ("District") will hold a regular meeting on May 8, 2026 at 8:00 a.m., at 28100 Bonita Grande Drive Suite #106, Bonita Springs, Florida 34135 for the purpose of considering any and all business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0888, during normal business hours or by visiting the District's website, <https://dukefarmsd.net>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
April 24, 2026 26-01523L

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.StorageTreasures.com on 5/14/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

1114	Clayton Sullivan	Boxes Totes Electronics
1229	Joseph Saroza	Boxes Tools Car parts
1189	Guy St John	Tools, Totes, Appliances

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

April 24; May 1, 2026 26-01475L

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Tuesday the 19th day of May, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 22 Beth Stacey Blvd, Lehigh Acres, FL, 33936. Watson, Alfreda Washer, Dryer, basketball hoop with backboard metal shelves racks tools Sale is subject to cancellation in the event of settlement between owner and obligated party.

April 24; May 1, 2026 26-01474L

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date May 15th, 2026 @ 10:00 AM at each individual repair facility. 41811 2016 Chevrolet VIN: 2GNALBEKXG1184953 Repair Facility: Lou's Total Car Care Inc 4531 S Cleveland Ave Fort Myers 239-278-1682 Lien Amt \$8,321.82

April 24, 2026 26-01478L

FIRST INSERTION

Notice of Public Sale

Notice of Public Auction for monies due on storage units. The auction will be held on MAY 18, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

FACILITY 77 11401 S. Cleveland Ave Fort Myers, FL 33907		
NAME	UNIT	BALANCE
CHAD WOLTER	A21	329.9
Ricky Burgos	2006	429.9
KELVINS USTARIZ MEZONES	1026	149.95

April 24; May 1, 2026 26-01529L

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF HERITAGE PALMS COMMUNITY DEVELOPMENT DISTRICT

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

Heritage Palms Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections. For additional information, please contact the Lee County Supervisor of Elections.

Mandie Rainwater, District Manager
Heritage Palms Community Development District
April 24, 2026 26-01570L

FIRST INSERTION

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a Regular Meeting on May 7, 2026 at 3:30 p.m., at the River Hall Town Hall Center, Kids Room, 3089 River Hall Parkway, Alva, Florida 33920 for the Board to consider any business which may properly come before it.

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

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

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

District Manager
April 24, 2026 26-01473L

FIRST INSERTION

SAVANNA LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Savanna Lakes Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 1:30 p.m., at 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966 on the following dates:

May 8, 2026
June 12, 2026
July 10, 2026
August 14, 2026
September 11, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://savannalakescdd.net/>.

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

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

District Manager
April 24, 2026 26-01522L

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF COLONIAL COUNTRY CLUB COMMUNITY DEVELOPMENT DISTRICT

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

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

Mandie Rainwater, District Manager
Colonial Country Club Community Development District
April 24, 2026 26-01571L

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 MUD HOG CONCRETE PUMPING located at 2907 DONALD AVE S 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 17th day of April, 2026
LOWER KEYS STRUCTURAL
SERVICES LLC
April 24, 2026 26-01514L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Jimaura Designs located at 9466 Beverly Ln, in the County of Lee, in the City of Sanibel, Florida 33957 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Sanibel, Florida, this 19th day of April, 2026.
James David Dowling
April 24, 2026 26-01534L

FIRST INSERTION

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Saltleaf Community Development District ("District") will hold a Regular Meeting on May 8, 2026 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours. or by visiting the District's website, <https://saltleafcdd.net/>.

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

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

District Manager
April 24, 2026 26-01504L

FIRST INSERTION

Notice of Public Sale

Notice of Public Auction for monies due on storage units. The auction will be held on MAY 14, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

FACILITY 79 4340 Kernel Cir Fort Myers, FL 33916		
NAME	UNIT	BALANCE
Esmaralda Hernandez	7040	317.8
Shalonda Walker	7143	299.9
brenda silvers	6041	319.9
kimberly ware	7137	415.8
Michael Follo	7049	315.8

FACILITY 71 4457 Kernel Cir Fort Myers, FL 33916		
NAME	UNIT	BALANCE
Jocqui Ryan	5083	255.8
David Hall	2145	409.90
THOMAS BROWN	1097	409.9
ALEXIA Thomas	1074	337.8
erin byrne	5028	639.9
Elizabeth Cabrera	4003	557.8
ashley alusma	2133	337.8
TIMOTHY BAKER	1041	239.9
DANIEL TABARES	212	369.9
Berniece Rodriguez	2110	239.9
Jade Sederquist	4053	305.80

FACILITY 25 16901 N. Cleveland Ave N. Fort Myers, FL 33903		
NAME	UNIT	BALANCE
CORINE BOCCHINO	1098	417.8
Tonia Obrien	3187	47.6
Jane Marlor	1056	399.9
Trevor Evans	3043	295.8
Dharma Demaranville	1147	421.8
SCOTT TRATTNER	1024	843.6

April 24; May 1, 2026 26-01528L

FIRST INSERTION

NOTICE OF BOARD MEETING LUCAYA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lucaya Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **May 13, 2026, at 9:30 AM** at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at lucayacdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at aferguson@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson, District Manager
Governmental Management Services - Tampa, LLC
April 24, 2026 26-01544L

--- PUBLIC SALES ---

FIRST INSERTION

LAKE BANK RESTORATION SERVICES REQUEST FOR PROPOSALS STONEWATER COMMUNITY DEVELOPMENT DISTRICT Lee County, Florida

Notice is hereby given that the Stonewater Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing lake bank restoration services...

There will be a mandatory pre-proposal meeting on May 1, 2026 at 8:30 a.m. (EST) at WHA Office located at, 9220 Bonita Beach Rd Suite 214, Bonita Springs, Florida 34135.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than May 18, 2026 at 8:30 a.m. (EST) at 9220 Bonita Beach Rd, Suite 214, Bonita Springs, Florida 34135.

Proposals will be publicly opened at the time and date stipulated above. Please contact the District Manager's office for assistance with electronic attendance at such bid opening.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal.

Stonewater Community Development District Shane Willis, Operakons Manager April 24, 2026 26-01557L

FIRST INSERTION

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Verandah West Community Development District ("District") will hold a Regular Meeting on May 13, 2026 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting.

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

District Manager April 24, 2026 26-01559L

FIRST INSERTION

Public Notice

Diamond Towers V LLC proposes the installation of a new 154-foot monopole communications tower, at the approx. vicinity of: 651 Sunrise Boulevard, Lehigh Acres, Lee County, Florida 33936.

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 LCP Home Services, Inc. located at 1603 Benchmark Avenue 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.

FIRST INSERTION

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Verandah East Community Development District ("District") will hold a Regular Meeting on May 13, 2026 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting.

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

District Manager April 24, 2026 26-01558L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction.

April 24; May 1, 2026 26-01477L

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 Fort Myers Villas, located at 2316 Sunrise Blvd, in the City of Ft. Myers, County of Lee, State of FL, 33907, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

April 24, 2026 26-01548L

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 Fort Myers Mattress by Appointment located at 2950 Winkler Ave in the City of Fort Myers, Lee, FL 33916 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

April 24, 2026 26-01572L

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 STEVE'S PLACE located at 5781 BAYSHORE ROAD, #101 in the City of NORTH FORT MYERS, Lee, FL 33917 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

April 24, 2026 26-01539L

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 26-DR-1210 Judge: Trent Reichling

In re the Marriage of: EVGENI MINDLIN, Petitioner, and MARINA FABBRICATORE, Respondent. TO: MARINA FABBRICATORE Last Known Address: 20259 Torre Del Lago St. Estero, FL 33928

YOU ARE NOTIFIED that an action for Dissolution of Marriage with No Property or Minor Children including claims for dissolution of marriage with no marital assets or liabilities and distribution of non-marital property, particularly: personal bank accounts, a leased vehicle and a pension from employment has been filed against you and you are required to serve a copy of your written defenses, if any, to this action on KATHERYN E. SMITH CALVO, Esq., of Calvo & Calvo, Attorneys at Law, Petitioner's Attorney, whose address is 1534 Jackson Street, Fort Myers, FL 33901, on or before May 26, 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 16th day of April, 2026. Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E. Bakelman Deputy Clerk Apr. 24; May 1, 8, 15, 2026 26-01510L

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-002763 Division: Judge: Judge, Division B Miosotis Paredes, Petitioner, and Alberto Tovar, Respondent, TO: Alberto Tovar 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 Miosotis Paredes, whose address is 2010 Nw 9th Ter, Cape Coral, FL 33993 on or before 5/26/26, 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 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: 4/16/26 CLERK OF THE CIRCUIT COURT (SEAL) By: TM Deputy Clerk Apr. 24; May 1, 8, 15, 2026 26-01545L

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 kvm located at 3375 Acapulco Circle in the City of Cape Coral, Lee, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of April, 2026 Brendan Walsh April 24, 2026 26-01573L

FIRST INSERTION

Notice Under Fictitious Name Law

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of STRATALIZE, located at 27681 Hacienda East Blvd Apt 321B, Bonita Springs, FL 34135, Lee County, intends to register the said name with the Division of Corporations of the Florida Department of State pursuant to section 865.09, Florida Statutes. Owner: SALESZ LLC.

April 24, 2026 26-01480L

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 Boating Window located at 9322 La Bianco Street in the City of Estero, Lee, FL 33967 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of April, 2026 William McDowell April 24, 2026 26-01547L

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CORLEEN DUNANN will, on May 6, 2026, at 10:00 a.m., at 35 Kala Court, Lot #K-035, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1978 TWIN MOBILE HOME, VIN: 05074A, TITLE NO.: 0015613312, and VIN:05074B, TITLE NO.: 0015613311 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3118) April 24; May 1, 2026 26-01513L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Concorde Career Colleges, Inc., 6701 W. 64th St., #200, Overland Park, Kansas 66202, desiring to engage in business doing business as Concorde Career Institute, 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 24, 2026 26-01567L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that DARRYL C ROBINSON, OWNER, desiring to engage in business under the fictitious name of DARRYL'S LAWNCARE located at 362 RADFORD AVE, LEHIGH ACRES, FLORIDA 33974 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 24, 2026 26-01494L

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 Hurtado Immigration Law Firm located at 4461 Camino Real Way, in the County of Lee in the City of Fort Myers, FL 33966 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee, Florida, this Monday, March 9, 2026. Hurtado Immigration Law Firm April 24, 2026 26-01526L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage.com on 5/12/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Marylou Trassi (4 Units). This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

April 24; May 1, 2026 26-01476L

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 Hurtado Law Firm located at 4461 Camino Real Way, in the County of Lee in the City of Fort Myers, FL 33966 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee, Florida, this Monday, March 9, 2026. Hurtado Law Firm April 24, 2026 26-01527L

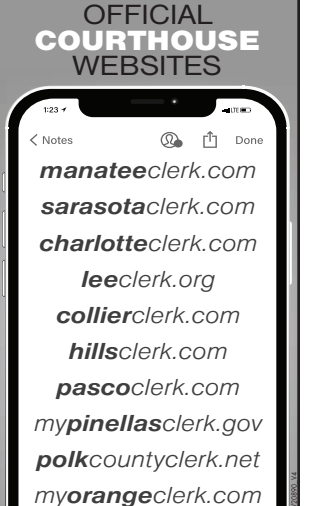
FIRST INSERTION

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 LEE COUNTY PLUMBING ACQUISITION, INC. Troy Lanz April 24, 2026 26-01568L

FIRST INSERTION

Diamond Towers V LLC proposes the installation of a new 154-foot monopole communications tower, at the approx. vicinity of: 651 Sunrise Boulevard, Lehigh Acres, Lee County, Florida 33936. Coordinates: [Latitude: 26° 35' 31.8" N, Longitude: 81° 36' 59.59" W]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Jessica Cilentto, j.cilentto@trileaf.com; 407-660-7840; 2600 Maitland Center Parkway, Suite 330, Maitland, Florida 32751. April 24, 2026 26-01549L



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026-CP-000975
IN RE: ESTATE OF DORIS CLARA KING, Deceased.

The administration of the estate of DORIS CLARA KING, deceased, whose date of death was December 30, 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 24, 2026.

Personal Representative:
JOHN S. WERNER
36601 E. Eldorado Lake Drive
Eustis, Florida 32736
Attorney for Personal Representative:
MICHAEL J. ROGERS, ESQUIRE
Florida Bar No.: 0009441
GAYLORD & ROGERS, LLC
804 N. Bay Street
P.O. Drawer 2047
Eustis, FL 32727-2047
Telephone: (352) 483-4888
Fax: (352) 483-0732
leona@gaylordrogers.com
mike@gaylordrogers.com
April 24; May 1, 2026 26-01486L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA
PROBATE DIVISION
File No.: 26-CP-000699
Division: P(1)
IN RE: ESTATE OF KAREN LILETH MCLAUGHLIN Deceased.

The administration of the estate of Karen Lileth McLaughlin, deceased, File No.: 26-CP-000699, whose date of death was December 13, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 24, 2026.

Personal Representative:
Alice McLaughlin
328 SE 17th Ave.
Cape Coral, Florida 33990
Attorney for Personal Representative:
Krystal Reyes, Esq.
FL Bar No. 1028024
The Probate Pro, a division of
The Darren Findling Law Firm
3300 W. Lake Mary Blvd., Suite 310
Lake Mary, Florida 32746
Phone: 407-559-5480
E-Mail: kreyes@theprobatepro.com
Secondary E-Mail:
floridaservice@theprobatepro.com
April 24; May 1, 2026 26-01488L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1050
Division Probate
IN RE: ESTATE OF ROBERT E. GRISWOLD Deceased.

The administration of the Estate of ROBERT E. GRISWOLD, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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.

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 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 Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

The date of first publication of this notice is April 24, 2026.

Personal Representative:
ROBERT M. GRISWOLD
c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135
Attorney for Personal Representatives:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
9467709.Ldocx 4/16/2026
CM:000099-6970
April 24; May 1, 2026 26-01493L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000502
IN RE: ESTATE OF FRANK P. GILBERT JR., Deceased.

The administration of the estate of Frank P. Gilbert Jr., deceased, whose date of death was February 24, 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. 732.2211, 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 24, 2026.

Personal Representative:
Signed by: Katie K. Gilbert
Katie K. Gilbert
62 Wickham Avenue
Goshen, NY 10924
Attorney for Personal Representative:
/s/ Jeffrey A. Attia
Jeffrey A. Attia
E-Mail Address:
jeff@jeffreyyattialaw.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 24; May 1, 2026 26-01489L

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-000742
DIVISION: P(2)
IN RE: ESTATE OF XANDER JOSEPH WILDER, Deceased.

The administration of the Estate of Xander Joseph Wilder, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 24, 2026.

Personal Representative:
Joseph Wilder
c/o Bennett Jacobs & Adams, PA
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, PA
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
April 24; May 1, 2026 26-01487L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000651
IN RE: ESTATE OF CLINTON GEORGE BROWN, Deceased.

The administration of the estate of CLINTON GEORGE BROWN, Deceased, whose date of death was October 11, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 24, 2026.

Personal Representative:
Paul Brown
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
Apr. 24; May 1, 2026 26-01543L

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000869
Division Probate
IN RE: ESTATE OF RONALD L. RAUSCH A/K/A RONALD LEE RAUSCH 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 Ronald L. Rausch a/k/a Ronald Lee Rausch, deceased, File Number 26-CP-000869, 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 January 5, 2026; and that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Charles Michael Gerhard
595 Prospect Road
Manheim, PA 17545

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 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with a clerk.

The date of first publication of this Notice is April 24, 2026.

Person Giving Notice:
Charles Michael Gerhard
595 Prospect Road
Manheim, PA 17545
Attorney for Person Giving Notice:
Alexandra Kane, Attorney
Email Addresses:
Alexandra@glpa.law
matt@glpa.law
Florida Bar No. 1039243
9955 Tamiami Trail North, Suite 4
Naples, FL 34108
Telephone: (239) 207-3403
April 24; May 1, 2026 26-01505L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA
PROBATE DIVISION
File Number:
362026CP01055A001CH
Division: P(7)
IN RE: ESTATE OF JOHN BRADLEY O'HARA, JR., also known as JOHN B. O'HARA, JR. Deceased.

The administration of the estate of JOHN BRADLEY O'HARA, JR., also known as JOHN B. O'HARA, JR., deceased, File Number: 362026CP01055A001CH, 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 Personal Representative or Curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this notice is April 24, 2026.

Personal Representative:
JUDY S. O'HARA
17 Winn Road
Falmouth, Maine 04105
Attorney for Personal Representative:
RANI NEWMAN MATHURA, ESQ.
Florida Bar No. 0057940
Bauer Newman Mathura PLLC
251 Royal Palm Way, Suite 601
Palm Beach, Florida 33480
Telephone: (561) 701-8710
E-mail Address:
rmathura@bauernewman.com,
gvanistendal@bauernewman.com
April 24; May 1, 2026 26-01508L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 26-CP-314
ADVERSARIAL PROCEEDING
IN RE: ESTATE OF JANE T. KING, Deceased.

JASON T. KING, Petitioner, V. JASON T. KING, Individually and as a co-Trustee of the Jane T. King Declaration of Trust dated October 1, 1990, as amended and restated, JOHN H. KING, III, Individually, and THOMAS F. SWEENEY, as a co-Trustee of the Jane T. King Declaration of Trust dated October 1, 1990, as amended and restated, Respondents.

The administration of the estate of JANE T. KING, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

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

--- ESTATE ---

FIRST INSERTION

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

Case No. 25-CC-000868

**RAPALLO FOUR ASSOCIATION,
INC.**

**Plaintiff, v.
PATRICK AHLM, et al.,
Defendant(s).**

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated August 26, 2025 entered in Civil Case No. 2025-CC-000868 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the Highest and Best Bidder for Cash at www.realforeclose.com at 9:00 am on the 14th day of May, 2026, the following described property as set forth on said Final Judgment, to-wit:

Unit 48-207, aka Unit 207, Building 48, Rapallo Four, a Condominium, according to the Declaration of Condominium thereof, as recorded in Clerk's File Number 2006000441032, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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 15th day of April, 2026.

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

Todd B. Allen, Esq. -
Todd@naples.law; Amber@naples.law
April 24; May 1, 2026 26-01482L

FIRST INSERTION

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

Case No: 25-CC-5217

**CORKSCREW WOODLANDS
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
KAREN M. DEVAN, et al.,
Defendants.**

Notice is hereby given pursuant to a Final Summary Judgment filed the 15th day of April, 2026, and entered in Case No. 26-CC-005217 in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein CORKSCREW WOODLANDS ASSOCIATION, INC., is the Plaintiff and KAREN M. DEVAN and CHARLES W. DEVAN, II are the Defendants. That I 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 JUNE 25, 2026 the following described property as set forth in said Final Summary Judgment, to-wit:

Lot No. 18, Block No. L, CORKSCREW WOODLANDS, Phase Two, Section A, a subdivision according to the plat thereof, recorded in Plat Book 35, Page 96 through 102, 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 before the Clerk reports the surplus as unclaimed.

Dated this 04/15/2026

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

Keith H. Hagman, Esq.,
P.O. Box 1507,
Fort Myers, Florida 33902-1507,
keithhagman@paveselaw.com
glendahaskell@paveselaw.com
April 24; May 1, 2026 26-01483L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-1151
Division PROBATE
IN RE: ESTATE OF
DAVID EDWARDS
Deceased.

The administration of the estate of DAVID EDWARDS deceased, whose date of death was February 17, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice was April 24, 2026.

Personal Representatives:

Sarah Feeney
5611 Bellevue Ave
La Jolla, Ca. 92037
Mary Mather
6 Dennison Rd.
Essex, Ct. 06426

Attorney for Personal Representative:

Steven Duncan
10600 Chevrolet Way, Suite 213
Esterio, FL 33928
April 24; May 1, 2026 26-01491L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001201
IN RE: ESTATE OF
LORENE N. MARLETTE
a.k.a NADA LORENE MARLETTE
Deceased.

The administration of the estate of LORENE N. MARLETTE a.k.a NADA LORENE MARLETTE, deceased, whose date of death was January 1, 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 24, 2026.

Signed by: Camrin Cook

Camrin Krissy Cook
1014 Manatee Road
Unit #F106 Naples
Florida 34114

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
Secondary E-Mail:
courtfilings@capecoralattorney.com
April 24; May 1, 2026 26-01566L

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL IN AND FOR LEE
COUNTY, FLORIDA
File No.: 2026-CP-1100
Probate Division
IN RE: ESTATE OF
FRANCIS M. CHIRICO,
Deceased.

The administration of the estate of FRANCIS M. CHIRICO, deceased, whose date of death was January 28, 2026, is pending in the Clerk of Courts - Probate, 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 of the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED 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 24, 2026.

Patricia M. Chirico,
Personal Representative
29029 Alessandria Circle
Bonita Springs, FL 34135
John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
April 24; May 1, 2026 26-01492L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 26-CP-000211
IN RE: ESTATE OF
CLIFFORD W. TUTTLE
Deceased.

The administration of the estate of CLIFFORD W. TUTTLE, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is April 24, 2026.

Personal Representative:
Edward Brown
c/o Echelon Legal, PLLC
1398 SW 160th Ave, Suite 102
Weston, FL 33326
Attorney for Personal Representative:
Alexander Karantzalis, Esq.
Florida Bar Number: 124755
Echelon Legal, PLLC
1398 SW 160th Ave, Suite 102
Weston, FL 33326
Telephone: 954-548-3558
E-Mail: alexander@echelonlegall.com
April 24; May 1, 2026 26-01552L

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-001139
In Re: Estate of
JOANNE M. LEIB
Deceased.

The administration of the estate of JOANNE M. LEIB, deceased, whose date of death was January 11, 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 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 24, 2026

GREGORY A. LEIB
Personal Representative
FLORIDA ESTATE PLANNING
ATTORNEY, PLLC
By: 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 24; May 1, 2026 26-01555L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 23-CP-000811
IN RE: ESTATE OF
LOIS V. TROTTER
Deceased.

TO: Sandra Martinez
Last Known Address: Unknown

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of Lee County, Florida, Probate Division, regarding the Estate of Lois V. Trotter, deceased.

The action seeks to reopen the estate for subsequent administration and to correct the determination of heirs relating to the real property located at:

1317 NW 9th Terrace
Cape Coral, Florida
The Petition alleges that the Decedent died without descendants and was survived by his spouse, James E. Trotter, who inherited the entire estate under Florida intestacy law.

You are required to serve a copy of your written defenses, if any, to the Petition on:

Donald Isaac, Esq.
5237 Summerlin Commons,
Suite 310
Fort Myers, Florida 33907
disaac@donaldisaacclaw.com
on or before May 26, 2026 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

DATED this 16 day of April, 2026.

Kevin C. Karnes
Clerk of Court
Lee County, Florida
(SEAL) By: B Rivera
Deputy Clerk
April 24; May 1, 2026 26-01509L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001163
Division Probate
IN RE: ESTATE OF
FREDRIC S. ROSENDAHL,
AKA FRITZ ROSENDAHL,
Deceased.

The administration of the estate of Fredric S. Rosendahl, AKA Fritz Rosendahl, deceased, whose date of death was March 17, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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 24, 2026.

Personal Representative:
Nancy Jean Rosendahl
4511 Lakeshore Drive
Okoboji, IA 51355
Attorney for Personal Representative:
Mary Vlasak Snell
Attorney
Florida Bar Number: 516988
Paves Law Firm
1833 Hendry Street
Fort Myers, FL 33902
Telephone: (239) 334-2195
Fax: (239) 332-2243
E-Mail: mvs@paveselaw.com
Secondary E-Mail: lja@paveselaw.com
Apr. 24; May 1, 2026 26-01538L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1029
IN RE: ESTATE OF
ALBERT APRILE,
Deceased.

The administration of the estate of Albert Aprile, deceased, whose date of death was December 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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, 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 24, 2026.

Sophia Louis
Personal Representative
11010 Ballweg Lane
Fort Myers, Florida 33908
Nicole R. Cook, Esq.
Attorney for Personal Representative
Florida Bar Number: 124945
SIMMONS & COOK, PLLC
2080 McGregor Blvd., Suite 101
Fort Myers, FL 33901
Telephone: (239) 204-9376
Fax: (239) 204-9378
E-Mail: Nicole@lawswfl.com
Secondary E-Mail:
Victoria@lawswfl.com
April 24; May 1, 2026 26-01592L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-005716

**HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE
FOR RENAISSANCE HOME
EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-3,
Plaintiff, vs.
VALERIE LOUISE HARRIS A/K/A
VALERIE HARRIS A/K/A VALERIE
L. HARRIS; UNKNOWN SPOUSE
OF VALERIE LOUISE HARRIS
A/K/A VALERIE HARRIS A/K/A
VALERIE L. HARRIS; ASSET
ACCEPTANCE LLC,
Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated April 13, 2026, and entered in Case No. 25-CA-005716 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein HSBC Bank USA, National Association as Trustee for Renaissance Home Equity Loan Asset-Backed Certificates, Series 2007-3, is Plaintiff and Valerie Louise Harris a/k/a Valerie Harris a/k/a Valerie L. Harris; Unknown Spouse of Valerie Louise Harris a/k/a Valerie Harris a/k/a Valerie L. Harris; Asset Acceptance LLC, 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 11th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 8 OF FRANKLIN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2995 Saint Charles Street, Fort Myers, Florida 33916

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: 04/17/2026

Kevin Karnes
As Clerk of said Court
(SEAL) By: N Wright-Angad
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: 23-400106
April 24; May 1, 2026 26-01517L

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-805
IN RE: ESTATE OF SHIRLEY LAURA ANN ALBRIGHT
Deceased.

The administration of the estate of Shirley Laura Ann Albright, deceased, whose date of death was November 21st, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 700 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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 24, 2026.

Personal Representative:
David Teller
 6152 Naha Port Avenue
 6152 Naha Port Avenue,
 Las Vegas, Nevada, 89110
 Attorney for Personal Representative:
 Jonathon C Elgin, Esq.
 Semro Henry, Ltd
 Email Addresses:
 elginc@semrohenry.com;
 fldocs@semrohenry.com
 Florida Bar No.
 12858 Banyan Creek Dr Suite 102
 Fort Myers, Florida, 33908
 Telephone: 239-955-3175
 April 24; May 1, 2026 26-01553L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-001170
Division P(3)
IN RE: ESTATE OF Barbara Ulrich
Deceased.

The administration of the estate of Barbara Ulrich, deceased, whose date of death was March 3rd, 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, 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 24, 2026.

Petitioner:
JANIS STEVENS
c/o Law Offices of Mark F. Moss, P.A.
 12276 San Jose Blvd., Suite 520
 Jacksonville, FL 32223
 /s/ Mark F. Moss
 Attorney for Petitioner
 MARK F. MOSS, ESQ.
 Florida Bar Number: 119573
 Law Offices of Mark F. Moss, P.A.
 12276 San Jose Blvd., Suite 520
 Jacksonville, FL 32223
 Telephone: (904) 329-7242
 E-Mail 1: Service@markmossllaw.com
 E-Mail 2: mark@markmossllaw.com
 April 24; May 1, 2026 26-01503L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-001172
Division P(7)
IN RE: ESTATE OF Erica Leigh Ulrich
Deceased.

The administration of the estate of Erica Leigh Ulrich, deceased, whose date of death was March 4th, 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, 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 24, 2026.

Petitioner:
JANIS STEVENS
c/o Law Offices of Mark F. Moss, P.A.
 12276 San Jose Blvd., Suite 520
 Jacksonville, FL 32223
 /s/ Mark F. Moss
 Attorney for Petitioner
 MARK F. MOSS, ESQ.
 Florida Bar Number: 119573
 Law Offices of Mark F. Moss, P.A.
 12276 San Jose Blvd., Suite 520
 Jacksonville, FL 32223
 Telephone: (904) 329-7242
 E-Mail 1: Service@markmossllaw.com
 E-Mail 2: mark@markmossllaw.com
 April 24; May 1, 2026 26-01506L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-1047
Division Probate
IN RE: ESTATE OF OCTAVIO RODRIGUEZ
Deceased.

The administration of the estate of Octavio Rodriguez, deceased, whose date of death was March 13, 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 24, 2026.

Personal Representative:
Damaris Gonzalez
 9530 Cypress Dr. N
 Fort Myers, Florida 339674
 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, FLORIDA (FL) 33966
 Telephone: (239) 418-0169
 Fax: (239) 418-0048
 E-Mail: douglas@dorceylaw.com
 Secondary E-Mail:
 probate@dorceylaw.com
 April 24; May 1, 2026 26-01556L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-1144-CP
Division Probate
IN RE: ESTATE OF KAREN ELIZABETH HARPER LAPORTE, a/k/a KAREN ELIZABETH LAPORTE, a/k/a KAREN LAPORTE
Deceased.

The administration of the estate of KAREN ELIZABETH HARPER LAPORTE, a/k/a KAREN ELIZABETH LAPORTE, 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 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-0945
Division Probate
IN RE: ESTATE OF NANCY A. LOMBARDI
Deceased.

The administration of the estate of NANCY A. LOMBARDI, 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 2075 Dr. Martin Luther King Jr. Blvd., 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

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 24, 2026.

Personal Representative:
MARK HARPER
 623 Pasatiempo Court
 Pleasant, California 94523
 Attorney for Personal Representative:
 AMBER R. MONDOCK, ESQ.
 Attorney
 Florida Bar Number: 118817
 MONDOCK LAW PLLC
 4760 Tamiami Trail N., Unit 23
 Naples, FL 34103
 Telephone: (239) 673-2211
 Fax: (239) 734-9933
 E-Mail: amber@mondocklaw.com
 Secondary E-Mail:
 service@mondocklaw.com
 April 24; May 1, 2026 26-01565L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-0945
Division Probate
IN RE: ESTATE OF NANCY A. LOMBARDI
Deceased.

The administration of the estate of NANCY A. LOMBARDI, 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 2075 Dr. Martin Luther King Jr. Blvd., 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

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 362026CP000849
Division Probate
IN RE: ESTATE OF MARIA LUCIA MATTHEY
Deceased.

The administration of the estate of Maria Lucia Matthey, deceased, whose date of death was December 30, 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 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

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 26-CP-000941
IN RE: ESTATE OF WALTER H. MASSEY,
Deceased.

The administration of the Estate of WALTER H. MASSEY, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, Florida, 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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 732.221.

The date of first publication of this notice is April 24, 2026.

Co-Personal Representatives:
CHRISTINA E. GUTKIN
 115 Gale Ave,
 Liverpool, NY 13088
W.BRIAN MASSEY
 1413 Rio St
 Lakewood, OH 44107
 Attorney for Co-Personal Representatives: FLORIDA TRUST & ESTATE COUNSEL
 2605 Ponce de Leon Blvd
 Coral Gables, FL 33134
 Telephone: 305-441-7091
 /s/ Michael V. Arroyave
 MICHAEL V. ARROYAVE, ESQ.
 FBN: 88540
 Direct Email:
 Michael@FTECounsel.com
 For Service of Documents only:
 Service@FTECounsel.com
 April 24; May 1, 2026 26-01521L

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-392
Division Probate
IN RE: ESTATE OF CAROLYN M. JOHNS A/K/A CAROLYN SUE JOHNS
Deceased.

The administration of the estate of Carolyn M. Johns a/k/a Carolyn Sue Johns, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 24, 2026.

Personal Representative:
David K. Johns
 503 Edinburgh Dr.
 Fort Myers, Florida 33919
 Attorney for Personal Representative:
 /s/Lance M. McKinney
 Lance M. McKinney
 Attorney
 Florida Bar Number: 882992
 Osterhout & McKinney, P.A.
 3783 Seago Lane
 Fort Myers, FL 33901
 Telephone: (239) 939-4888
 Fax: (239) 277-0601
 E-Mail: lancem@omplaw.com
 Secondary E-Mail:
 elizabethw@omplaw.com
 April 24; May 1, 2026 26-01551L

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

--- ACTIONS / SALES ---

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-005262 HURRICANE HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. CHARLES THOMPSON, CHARLENE THOMPSON, HEIDI BROOKS, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CHARLES THOMPSON, 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 No. 48 in Condominium Parcel 103 of HURRICANE HOUSE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all Amendments 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 04/16/2026

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

Michael J. Belle, Esquire Attorney for Plaintiff service@michaelbelle.com 49398 / 11-71906 April 24; May 1, 2026 26-01515L

FIRST INSERTION

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

Case No. 25-CC-009151 SOUTH POINTE VILLAS CONDOMINIUM, PHASE II, ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, vs. ROBIN S. HAWKINS, UNKNOWN SPOUSE OF ROBIN S. HAWKINS AND ALL OTHER OCCUPANTS OF 6300 SOUTH POINTE BLVD. #208, FORT MYERS, FL, 33919 Defendants.

Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:

Unit No. 8-B of South Pointe Villas Condominium, Phase II, Unit A, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1356, Page 1935, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 5, Page 289, all of the Public Records of Lee County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any. Parcel ID #: 22-45-24-33-00008.00B0 Property Address: 6300 South Pointe Blvd. #208, Fort Myers, FL 33919

At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on May 21, 2026, in accordance with Chapter 45, Florida Statutes.

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

Dated: 04/17/2026 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright-Angad Deputy Clerk

Diane M. Simons, Esq., 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907 April 24; May 1, 2026 26-01519L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 25-CA-005057 GERALD ALLEN MAYER, AS TRUSTEE, OF THE GERALD ALLEN MAYER TRUST DATED FEBRUARY 2, 2005; et al, Plaintiffs, vs. 3432 LANTANA ST LLC, a Florida limited liability company, et al Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Default Summary Final Judgment of Foreclosure dated April 16, 2026 entered in Case No. 25-CA-005057 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida wherein GERALD ALLEN MAYER, AS TRUSTEE, OF THE GERALD ALLEN MAYER TRUST DATED FEBRUARY 2, 2005; and MING WEI, AS TRUSTEE OF THE MING WEI REVOCABLE LIVING TRUST AGREEMENT DATED October 30, 2001, are the Plaintiff(s) and 3432 LANTANA ST LLC, a Florida limited liability company; UNKNOWN TENANT IN POSSESSION # 1, and UNKNOWN TENANT IN POSSESSION # 2, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 9:00 a.m. on the 14th day of May, 2026 at www.lee.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 136, Brookhill Subdivision 2nd Addition, according to the Plat thereof, as recorded in Plat Book 13, Page 34, of the Public Records of Lee County, Florida a/k/a 3432 Lantana St., Fort Myers, FL 33916

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

WITNESS my hand and seal of said Court on 04/16/2026

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

DAVID R. ROY, P.A. 4209 N. Federal Hwy. Pompano Beach, FL 33064 Tel. (954) 784-2961 Fax. (954) 788-2425 Email: david@davidroy.com Email: teyvon@davidroy.com By: Teyvon Johnson Fla Bar. No. 1011005 April 24; May 1, 2026 26-01502L

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-005223 PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. THEODORE C. STANDISH, JR.; JILL STANDISH; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THEODORE C. STANDISH, JR., 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 40 in Condominium Parcel 1 (A/K/A UNIT 1009), of PLANTATION BEACH CLUB I, PHASE B-1, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1188 at Page 480 in the Public Records of Lee County Florida and all amendments 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 04/16/2026

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

Michael J. Belle, Esquire Attorney for Plaintiff service@michaelbelle.com 49266 / 5-29264 April 24; May 1, 2026 26-01516L

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 25-CA-005074 MORTGAGE 1 INCORPORATED, Plaintiff, v. STEVEN FIGUEROA, et al., Defendants.

TO: Larry Abraham Rudolf 2211 Coral Point Blvd. Cape Coral, FL 33990 Larry Abraham Rudolf 3332 SE 22nd Pl. Cape Coral, FL 33904

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

Lot 8, Block 12, ADDITION ONE TO LEHIGH ACRES, Sections 5 and 6, Township 45 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 Plat Book 12, Page 137, 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 Gabriel A. Negron, 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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this day of 04/16/2026

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

Gabriel A. Negron, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 April 24; May 1, 2026 26-01495L

FIRST INSERTION

NOTICE OF ACTION

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

GENERAL JURISDICTION DIVISION CASE NO. 25-CC-7451

OASIS TOWER ONE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. CHARLEY R. BRYANT and UNKNOWN SPOUSE OF CHARLEY R. BRYANT DEFENDANTS.

TO: Charley R. Bryant 3091 Dogwood Lane Richmond, IN 47374 Unknown Spouse of Charley R. Bryant 3091 Dogwood Lane Richmond, IN 47374 Charley R. Bryant 3000 Oasis Grand Blvd., #601 Fort Myers, FL 33916

Unknown Spouse of Charley R. Bryant 3000 Oasis Grand Blvd., #601 Fort Myers, FL 33916

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

Unit No. 601 of Oasis Tower One, a Condominium, according to the Declaration of Condo-

minium recorded in Clerk's File Number 2008000287371, and all exhibits and amendments thereof, 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: CAROLYN C. MEADOWS, ESQ. (JB) Plaintiff's attorney, whose address is:

BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com

within 30 days, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

WITNESS my hand and the seal of said Court 04/16/2026.

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

BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com

021722/422352/30756594 April 24; May 1, 2026 26-01497L

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-004092

BANK OF AMERICA, N.A., Plaintiff, vs. ESTATE OF FRANCISCO RODRIGUEZ, DECEASED; et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure entered April 9, 2026, entered in Civil Case No.: 25-CA-004092 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff, and ESTATE OF FRANCISCO RODRIGUEZ, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF FRANCISCO RODRIGUEZ, DECEASED; ESTATE OF SARA CRUZ DE RODRIGUEZ, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED; SARA JUDITH RODRIGUEZ; JULIA ENID RODRIGUEZ; ANNIE RODRIGUEZ; ANTONIO RODRIGUEZ; FRANCISCO RODRIGUEZ; SUZY RODRIGUEZ; ROBERTO ALEXIS SANTIAGO VALENTIN; ASHLEY MONIQUE SANTIAGO VALENTIN; TREVOR XAVIER SANTIAGO VALENTIN; LESLIE A. CRUZ; ANGELINA ARROYO; ALONDRA CRUZ; FABIOLA CRUZ; MARY CARMEN CRUZ; VICTOR CRUZ, JR.; FRANCISCO CRUZ;

DAVID ANTONIO CRUZ; MERARI BORRERO; DEBORAH CARRERO A/K/A DEBORAH CRUZ; IRENE NEGRONI; ANDRES CRUZ, JR.; AIDA LOPEZ; ISAAC CRUZ TORRES; RUBEN CRUZ-TORRES; LUIS ANIBAL CRUZ; MARYLUZ CRUZ; NOEMI CRUZ; AQUA FINANCE, INC., are Defendants.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 16th day of July, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 8, BLOCK 66, LEHIGH ACRES, UNIT 12, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

WITNESS my hand and the seal of the court on 04/15/2026.

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

Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51691

April 24; May 1, 2026 26-01481L

FIRST INSERTION

NOTICE OF ACTION

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

Case No.: 26-CA-000200 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

DONALD SCOTT MERRILL; MELISSA DAWN MORGAN FKA MELISSA MORGAN MERRILL; SANDALWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.; 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): DONALD SCOTT MERRILL (RESIDENCE UNKNOWN)

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

LOT 2, BLOCK 17, SANDALWOOD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38 PAGE 1, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. a/k/a 12963 MEADOWWOOD CT FORT MYERS, FL 33919

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, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this day of 04/16/2026

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 April 24; May 1, 2026 26-01498L

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-003344

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1, Plaintiff, v.

HERNANDEZ, MEDEROS & ASSOCIATES, INC., A FLORIDA CORPORATION, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and Other Relief dated April 14, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-003344, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the Plaintiff, and HERNANDEZ, MEDEROS & ASSOCIATES, INC., A FLORIDA CORPORATION, JOBEZ CONSTRUCTION LLC, UNKNOWN TENANT #1 N/K/A MERTA RODRIGUEZ and UNKNOWN TENANT #2 N/K/A ROBERTO LORENZO 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 June 4, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and Other Relief, to wit:

LOTS 9 AND 10, BLOCK 2075, CAPE CORAL UNIT 31, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 149, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 1112 NE 12th Ter, 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. Dated: 04/16/2026 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 24-000371-2 April 24; May 1, 2026 26-01485L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 23-CC-003560

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-RANCH SERIES V TRUST, Plaintiff, v.

ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES DAVIS AKA JAMES F. DAVIS, JR., DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 14, 2026 and entered in Case No. 23-CC-003560 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein JAMES F. DAVIS, JR., DECEASED, et al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on May 21, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL/UNIT OF LAND IN LEE COUNTY, STATE OF FL AS MORE FULLY DESCRIBED IN OR BOOK 3044 PAGE 3286 ID # 24-43-24-03-00018. 0440, BEING KNOWN AND DESIGNATED AS LOT 44, BLOCK 18 SUNCOAST ESTATE SUBDIVISION, FILED IN OR BOOK

566, PAGE 8. and commonly known as: 8345 SUNCOAST DRIVE NORTH, FT MYERS, FL 33917 (the "Property").

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

04/15/2026

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 Johann 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 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com April 24; May 1, 2026 26-01484L

--- ACTIONS / SALES ---

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-000383
Freedom Mortgage Corporation Plaintiff, vs.

Daniel E. Garcia a/k/a Daniel Garcia; Unknown Spouse of Daniel E. Garcia a/k/a Daniel Garcia Defendants.
TO: Daniel E. Garcia a/k/a Daniel Garcia and Unknown Spouse of Daniel E. Garcia a/k/a Daniel Garcia
Last Known Address: 1010 Chaplin Ave, Lehigh Acres, FL 33971

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

LOT 6, BLOCK 36, UNIT 6, SECTION 20, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 33,

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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED ON 04/20/2026.

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

Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634
File # 25-F04159
Apr. 24; May 1, 2026 26-01531L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-003281
Division: Civil
Judge James R. Shenko
Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida Plaintiff, vs.

Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Paul Richard Sheridan, deceased, et al. Defendants.
Notice is hereby given that on May 21, 2026 at 9:00 AM, offer by electronic sale at www.lee.realforeclose.com the following described Timeshare Ownership Interest:
Unit 5150L, Week 10, Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on April 14, 2026, in Civil Case No. 25-CA-003281, pending in the Circuit Court in Lee County, Florida.
DATED this 04/17/2026

KEVIN C. KARNES CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: N Wright-Angad Deputy Clerk

THE MANLEY LAW FIRM LLC P. O. Box 165028 Columbus, OH 43216-5028 AMPS@manleydeas.com 25-005853 MM2 RNOS
April 24; May 1, 2026 26-01518L

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.: 25-DR-007581
Division: Judge: Hawthorne, Amy R
Roxanna McGregor, Petitioner, and
Garrett Smith, Respondent,
TO: Garrett Smith
1600-2 Park Meadows Dr Fort Myers FL 33907

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 Roxanna McGregor, whose address is 15095 Pine Meadows Dr #1 Ft Myers FL 33908 on or before June 01, 26, 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: 4-20-26
CLERK OF THE CIRCUIT COURT (SEAL) By: JG Deputy Clerk

Apr. 24; May 1, 8, 15, 2026 26-01574L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 26-CA-001117
PATRICIA A. BRYNER, as Personal Representative of the Estate of
Derek James Bryner, Plaintiff, vs.
RUTH A. MCFARLAND Defendant.
TO: RUTH A. MCFARLAND
YOU ARE NOTIFIED that an action to partition in Lee County, Florida, regarding the subject property with legal description, to wit:

Lot 300, Town & River Estates, Unit 11, according to the map or plat thereof, as recorded in the Plat Book 30, Page(s) 119 through 121, inclusive of the Public Records of Lee County, Florida.
Site Address: 13870 McGregor Blvd, Fort Myers, FL 33919

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robson D.C. Powers, Esq. of Powers & Rogers, PLLC, the Plaintiff's attorney, whose address is 615 Cape Coral Parkway West, Suite 206, Cape Coral, FL 33914, on or before May 26, 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 or petition.

Dated this 16 day of April 2026.

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

Robson D.C. Powers, Esq. Powers & Rogers, PLLC, the Plaintiff's attorney, 615 Cape Coral Parkway West, Suite 206, Cape Coral, FL 33914
April 24; May 1, 8, 15, 2026 26-01496L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION
25-GA-000109
IN RE: The Guardianship of Douglas Reed

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 Douglas Reed, Person Subject to Guardianship
Case number 25-GA-000109, \$2085.52 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 04/14/2026, on behalf of Douglas Reed.

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 17, 2026

KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County, 1700 Monroe St. Ft. Myers, FL 33901
By: s/ Karen Dix Deputy Clerk

Apr. 24; May 22, 2026 26-01524L

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION
Case No.: 26-CC-1713
BEACH & TENNIS CLUB CONDOMINIUM MANAGEMENT, INCORPORATED, a Florida not-for-profit corporation, Plaintiff, vs.

THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST MILA J. MILENKOVICH, DECEASED; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MILA J. MILENKOVICH, DECEASED; MILOS MILENKOVICH, AS AN HEIR OF MILA J. MILENKOVICH, DECEASED; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS, YOU ARE NOTIFIED that an action to foreclose a lien on the following described property in Lee County, Florida:

Unit 505, THE BEACH & TENNIS CLUB CONDOMINIUM V, a condominium according to the Declaration of Condominium recorded in Official Record Book 1471 at page(s) 1535, et seq., of the Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said Condominium Declaration, and as may be amended.

has been filed against you and you are required to serve a copy of your written defenses and answer to the complaint on the Plaintiff's attorney, KEITH H. HAGMAN, ESQ., The Pavese Law Firm, P.O. Box 1507, Fort Myers, FL 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.
This notice shall be published once a week for two (2) consecutive weeks in Lee County, Florida.
Dated 04/20/2026
KEVIN C. KARNES, Clerk of Courts (SEAL) By: N Wright-Angad Deputy Clerk

Keith H. Hagman, Esq., PAVESSE LAW FIRM, P.O. Box 1507, Fort Myers, FL 33902-1507 keithhagman@paveselaw.com
Apr. 24; May 1, 2026 26-01532L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-CA-005308
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

KAREN E. SHEFFIELD AKA KAREN SHEFFIELD, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 18, 2026, and entered in Case No. 2025-CA-005308 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Karen E. Sheffield aka Karen Sheffield; United States of America Acting through Secretary of Housing and Urban Development; Cavalry SPV I, LLC, as Assignee of Synchrony Bank; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 21 day of May, 2026, the following described property as set forth in said Final Judgment of Foreclosure:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF LEE: LOT 6, BLOCK B, RIVER'S EDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE (S) 53, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 52 W NORTH SHORE AVE NORTH FORT MYERS FL 33903

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 in Lee County, Florida this day of 04/20/2026

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

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com IN - 25-010516
Apr. 24; May 1, 2026 26-01525L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 25-CA-006337
MARIO BOEHME, Plaintiff, vs.

LAUREN KATHERINE ZIEBELL, and ANY UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST LAUREN KATHERINE ZIEBELL, Defendant.
TO: LAUREN KATHERINE ZIEBELL,
... if alive, and if dead, and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title, or interest in and to the property described as:

Lots 51 and 52, Block 4312, Unit 61, Cape Coral Subdivision, according to the plat thereof, recorded in Plat Book 21, Pages 4 through 20, inclusive, of the Public Records of Lee County, Florida.
Commonly known as 1802 NW 37th PL, Cape Coral, Florida 33993.
YOU ARE NOTIFIED that an action to Quiet Title has been instituted against you.

YOU ARE REQUIRED to serve a copy of your written defenses, if any, to this action on Aisha Cruz Tirado, Esq., whose address is 1714 Cape Coral Parkway East, Cape Coral, Florida 33904, on or before May 26, 2026, and to 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.
Date: 04/16/2026

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

Aisha Cruz Tirado, Esq., 1714 Cape Coral Parkway East, Cape Coral, Florida 33904
April 24; May 1, 8, 15, 2026 26-01500L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-10303
BEACH & TENNIS CLUB CONDOMINIUM MANAGEMENT, INCORPORATED, a Florida not-for-profit corporation, Plaintiff, vs.

DAWN MARIE FORMAN, IF LIVING AND IF DEAD, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, BENEFICIARIES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST DAWN MARIE FORMAN; THE UNKNOWN SPOUSE OF DAWN MARIE FORMAN; and THE UNKNOWN TENANT(S)/OCCUPANT(S) IN POSSESSION, Defendants.
TO: DAWN MARIE FORMAN, THE UNKNOWN SPOUSE OF DAWN MARIE FORMAN, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, BENEFICIARIES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST DAWN MARIE FORMAN
YOU ARE NOTIFIED that an action to foreclose a lien on the following described property in Lee County, Florida:

That certain condominium parcel composed of Unit 805, THE BEACH AND TENNIS CLUB, PHASE II, a condominium, together with all common elements appurtenant thereto, pursuant to the Declaration of Condominium recorded in O. R. Book 1285, Page 1604, 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 and answer to the complaint on the Plaintiff's attorney, KEITH H. HAGMAN, ESQ., The Pavese Law Firm, P.O. Box 1507, Fort Myers, FL 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.

This notice shall be published once a week for two (2) consecutive weeks in Lee County, Florida.
Dated 04/16/2026
KEVIN C. KARNES, Clerk of Courts (SEAL) By: N Wright-Angad Deputy Clerk

Keith H. Hagman, Esq., PAVESSE LAW FIRM, P.O. Box 1507, Fort Myers, FL 33902-1507 keithhagman@paveselaw.com
April 24; May 1, 2026 26-01501L

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY
CIVIL ACTION NO: 25-CA-006178
Civil Division

IN RE: SABAL SPRINGS HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs.

WALLACE CARRINGTON BROOKS, JR; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIM BROOKS, DECEASED et al, Defendant(s).
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIM BROOKS, DECEASED
YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in Lee County, Florida:

LOT 13, BLOCK 13, OF SABAL SPRINGS GOLF AND RACQUET CLUB, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for SABAL SPRINGS HOMEOWNERS' ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court within, 30 days from the first date of publication, whichever is later; otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in The Lee County Business Observer (Newspaper)

WITNESS my hand and the seal of said court at LEE County, Florida on this day of 04/16/2026

KEVIN C KARNES As Clerk, Circuit Court LEE County, Florida (SEAL) By: N Wright-Angad As Deputy Clerk

Florida Community Law Group, P.L. Jared Block, Esq. P.O. Box 292965 Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@fclg.com Fla Bar No.: 90297
April 24; May 1, 2026 26-01512L

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: (See Exhibit A-Obligor)
The Manley Law Firm LLC has been appointed as Trustee by Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described as:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the 'Condominium'), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.
Exhibit A
OBLIGOR: John Edward Fielding, 210 ALEXANDRA WOODS DRIVE, Debarry, FL 32713; WEEK: 26; UNIT: 5266; TYPE: Odd; TOTAL: \$3,473.68; PER DIEM: \$1.15; NOTICE DATE: April 14, 2026

OBLIGOR: Donald John Kessler, 5 WEDGEWOOD LANE, Brookhaven, NY 11719 and Janet Kessler, 5 WEDGEWOOD LANE, Brookhaven, NY 11719; WEEK: 37; UNIT: 5368L; TYPE: Annual; TOTAL: \$3,489.60; PER DIEM: \$1.16; NOTICE DATE: April 14, 2026

File Numbers: 26-001613, 26-002601
The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.
Jordan A Zepetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613
April 24; May 1, 2026 26-01490L

--- ACTIONS / SALES ---

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-001180
UNITED STATES OF AMERICA,
ON BEHALF OF ITS AGENCY
THE SECRETARY OF THE U.S.
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT,
Plaintiff, vs.
THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF CAROL L.
STEELE, DECEASED; KAY
BOEGER A/K/A KAY MOODY;
WALTER BOEGER; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING

**INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).**
TO: KAY BOEGER A/K/A KAY
MOODY
Last Known Address
6867 CHICKERING RD, APT 340
FORT WORTH, TX 76116
Current Residence is Unknown
TO: THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER PAR-
TIES CLAIMING BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF CAROL L. STEELE, DECEASED
RESIDENCES UNKNOWN
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing described property in Lee County,
Florida:

TRACT 469, SAN CARLOS ES-
TATES, ACCORDING TO THE
PLAT THEREOF, AS RECORD-
ED IN OFFICIAL RECORDS
BOOK 557, PAGE 354, 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 Diaz Anselmo
& Associates, P.A., Plaintiff's attorneys,
whose address is P.O. BOX 19519, Fort
Lauderdale, FL 33318, (954) 564-0071,
answers@dallegal.com, within 30 days
from first date of publication, and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to the

provision of certain assistance. Please
contact 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.
DATED on 04/15/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk
Diaz Anselmo & Associates, P.A.,
Plaintiff's Attorneys,
P.O. Box 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1001-221816 / ME2
April 24; May 1, 2026 26-01576L

FIRST INSERTION

**NOTICE OF ACTION
(CONSTRUCTIVE SERVICE)**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO. 25-CA-6373
DECADIA MONTERO AND
CARMEN MONTERO
PLAINTIFF VS.
BIENVENIDA A. FRANCO
ORTIZ AS TRUSTEE OF THE
BIENVENIDA A. FRANCO ORTIZ
TRUST
DEFENDANT
TO: BIENVENIDA A. FRANCO OR-
TIZ AS TRUSTEE OF THE BIEN-
VENIDA A. FRANCO ORTIZ TRUST
Last Known Address: 215 LEGION
PLACE, HALEDON, NEW JERSEY
07508
YOU ARE HEREBY NOTIFIED that
an action has been filed against you and
that you are required to serve a copy of
your written defenses, if any, to it on:
CARLOS A. SANTOS II, ESQ.,
13180 N. CLEVELAND AVE-
NUE, STE. 320
NORTH FORT MYERS, FLOR-
IDA 33903
on or before May 27, 2026, and file the
original with the Clerk of this Court at:
Lee County Clerk of Court
P.O. Box 2469
Fort Myers, FL 33902
either before service on Petitioner or
immediately thereafter. If you fail to do
so, a default will be entered against you
for the relief demanded in the Petition/
Complaint.
The nature of this action is: QUIET
TITLE SUIT REGARDING PROP-
ERTY AT SOUTH HALF (S. ½) OF
LOTS 1 AND 2, BLOCK D, SANTA
ANA PARK, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN
PLAT BOOK 8, AT PAGE 4 OF THE
PUBLIC RECORDS OF LEE COUN-
TY, FLORIDA
This notice shall be published once
each week for four (4) consecutive
weeks in the Business Observer, a news-
paper published in Lee County, Florida.
DATED: 04/17/2026,
Kevin C. Karnes
Clerk of the Circuit Court
Lee County, Florida
(SEAL) By: N Wright-Angad
Deputy Clerk
CARLOS A. SANTOS II, ESQ.,
13180 N. CLEVELAND AVENUE,
STE. 320
NORTH FORT MYERS,
FLORIDA 33903
April 24; May 1, 8, 15, 2026
26-01520L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA.
CASE NO. 26-CA-000849
THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF
NEW YORK AS TRUSTEE FOR
REGISTERED HOLDERS OF
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2005-6,
PLAINTIFF, VS.
KARIN NARDI-SIEGEL A/K/A
KARIN NARDI SIEGEL A/K/A
KARIN BEAN, ET AL.
DEFENDANT(S).
TO: UNKNOWN SPOUSE OF KARIN
ARDI-SIEGEL A/K/A KARIN NARDI
SIEGEL A/K/A KARIN BEAN
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 13249
Hampton Park Court, Fort Meyers, FL
33913
TO: KARIN NARDI-SIEGEL A/K/A
KARIN NARDI SIEGEL A/K/A KAR-
IN BEAN
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 13249
Hampton Park Court, Fort Meyers, FL
33913
TO: UNKNOWN TENANT #1
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 13249
Hampton Park Court, Fort Meyers, FL
33913

required to serve a copy of your writ-
ten defenses, if any, to this action, on
Tromberg, Miller, Morris & Partners,
PLLC, attorneys for Plaintiff, whose ad-
dress is 600 West Hillsboro Boulevard,
Suite 600, Deerfield Beach, FL 33441,
and file the original with the Clerk of
the Court, within 30 days after the first
publication of this notice, within 30
days immediately thereafter, otherwise
a default may be entered against you for
the relief demanded in the Complaint.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the provi-
sion of certain assistance. Please con-
tact 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.
This notice shall be published once a
week for two consecutive weeks in the
Business Observer.
Date: 04/21/2026

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: N Wright-Angad
Deputy Clerk of the Court
Tromberg, Miller, Morris &
Partners, PLLC,
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Our Case #: 25-002680/26-CA-000849/CMS
April 24; May 1, 2026 26-01561L

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property located in
Lee County, Florida:
Lot 8, Bristol Parc, Phase II, a
subdivision according to the Plat
thereof, as recorded in Plat Book
61, at Page 78-80, of the Public
Records of Lee County, Florida.
has been filed against you, and you are

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO. 26-CA-000798
THIRD FEDERAL SAVINGS
AND LOAN ASSOCIATION OF
CLEVELAND,
Plaintiff, vs.
SCOTT E. FRANTZ, ET AL., ET AL.
Defendants
To the following Defendant(s):
SCOTT E. FRANTZ (CURRENT RES-
IDENCE UNKNOWN)
Last Known Address: 16051 DUBLIN
CIR APT A102 FORT MYERS, FL
33908
Additional Address: 21864 ADDING-
TON BLVD UNIT 1 ROCKY RIVER,
OH 44116-3966
YOU ARE HEREBY NOTIFIED that
an action for Foreclosure of Mortgage
on the following described property:
BUILDING A, UNIT 2, SANI-
BEL WAY CONDOMINIUM,
A CONDOMINIUM ACCORD-
ING TO THE DECLARATION
THEREOF RECORDED IN OF-
FICIAL RECORD BOOK 1445,
PAGES 1114 THROUGH 1183,
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA, AND
AS AMENDED IN OR BOOK
1455, PAGE 95 AND OR BOOK
1460, PAGE 101, OR BOOK
1520, PAGE 594, OR BOOK
1633, PAGE 2177, OR BOOK
1663, PAGE 2559, OR BOOK
1724, PAGE 1417, OR BOOK
2181, PAGE 3575 AND OR
BOOK 2974, PAGE 1862 ALT
IN THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA,
TOGETHER WITH AN UNDI-
VIDED INTEREST IN AND TO
THE COMMON ELEMENTS
AS THE SAME IS ESTABLISH-
ES AND IDENTIFIED IN THE
DECLARATION OF CONDO-
MINIUM AND PLANS ON

FILE IN THE OFFICIAL RE-
CORDS OF LEE COUNTY,
FLORIDA.
A/K/A 16051 DUBLIN CIR APT
A102, FORT MYERS FL 33908-
3229
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to J. Anthony Van Ness,
Esq., at VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff, whose ad-
dress is 1239 E. NEWPORT CENTER
DRIVE, SUITE #110, DEERFIELD
BEACH, FL 33442 within 30 days 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. This notice is provided
to Administrative Order No. 2065.
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 provi-
sion of certain assistance. Please con-
tact 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 04/16/2026
Kevin C. Karnes
LEE COUNTY CLERK OF COURT
(SEAL) By: N Wright-Angad
As Deputy Clerk
J. Anthony Van Ness, Esq.,
at VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
TF21509-26/cam
April 24; May 1, 2026 26-01511L

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-006469
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
ARMIN GACKIC; REFLECTION
ISLES MASTER ASSOCIATION,
INC.; UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).
TO: ARMIN GACKIC
LAST KNOWN ADDRESS: 9045 WA-
TER TUPELO RD., FORT MYERS, FL
33912
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:
LOTS 75, REFLECTION
ISLES, RECORDED UNDER
CLERK'S FILE NUMBER
2006000195399, AS RECORD-
ED IN THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 9045
Water Tupelo Rd., Fort Myers,
FL 33912
has been filed against you and you are
required to serve a copy of your written
defenses, if any, on FRENKEL LAM-
BERT 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 origi-
nal 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 provi-
sion of certain assistance. Please con-
tact 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.
THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
CONSECUTIVE WEEKS.
WITNESS my hand and the seal of
this Court at Lee County, Florida, this
21 day of April, 2026.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) BY: K Shoap
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
04-102677-F00
April 24; May 1, 2026 26-01569L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.
362025CA006066A001CH
TH MSR HOLDINGS LLC,
Plaintiff, vs.
JUSTIN MICHAEL DELACRUZ
A/K/A JUSTIN DELACRUZ;
DART COLLATERAL MANAGER
LLC., SOLELY AS A NOMINEE
FOR AXEN MORTGAGE, DBA OF
NEXA MORTGAGE LLC; GEORGE
TOWN OWNERS ASSOCIATION,
INC.; LINDA DELACRUZ; SOLAR
MOZAIC, INC.; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).
TO: UNKNOWN TENANT NO. 1
12 Georgetown
Fort Myers, FL 33919
TO: UNKNOWN TENANT NO. 2
Last Known Address
12 Georgetown
Fort Myers, FL 33919
Current Residence is Unknown
TO: JUSTIN MICHAEL DELACRUZ
A/K/A JUSTIN DELACRUZ
12 GEORGETOWN
FORT MYERS, FL 33919
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing described property in Lee County,
Florida:
LOT 12, GEORGE TOWN
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
10, PAGE 121, IN THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA; LESS AND EXCEPT

THAT PART OF LAND ON
THE WESTERLY BOUNDARY
HERETHEFORE CONVEYED
TO THE GEORGETOWN
OWNERS ASSOCIATION FOR
STREET PURPOSES IN OF-
FICIAL RECORDS BOOK 168,
PAGE 122, 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 Diaz Anselmo
& Associates, P.A., Plaintiff's attorneys,
whose address is P.O. BOX 19519, Fort
Lauderdale, FL 33318, (954) 564-0071,
answers@dallegal.com, within 30 days
from first date of publication, and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torneys or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the provi-
sion of certain assistance. Please con-
tact 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.
DATED on 04/20/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk
Diaz Anselmo & Associates, P.A.,
Plaintiff's Attorneys,
P.O. Box 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
2970-224185 / ME2
Apr. 24; May 1, 2026 26-01530L

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
Case No. 25-CA-006337
MARIO BOEHME,
Plaintiff, vs.
LAUREN KATHERINE ZIEBELL,
and ANY UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER, OR AGAINST LAUREN
KATHERINE ZIEBELL,
Defendant.
TO: LAUREN KATHERINE ZIE-
BELL,
340 SW 31st Place
Cape Coral, FL 33991
... if alive, and if dead, and all unknown
natural persons, if alive, and if dead or
not known to be dead or alive, their sev-
eral and respective unknown spouses,
heirs, devisees, grantees, and creditors,
or other parties claiming by, through, or
under those unknown natural persons;
and the several and respective unknown
assigns, successors in interest, trustees;
and all claimants, persons or parties,
natural or corporate, or whose exact le-
gal status is unknown, claiming under
any of the above named or described
defendants or parties or claiming to
have any right, title, or interest in and
to the property described as:
Lots 51 and 52, Block 4312, Unit
61, Cape Coral Subdivision, ac-
cording to the plat thereof, re-
corded in Plat Book 21, Pages
4 through 20, inclusive, of the
Public Records of Lee County,
Florida.
Commonly known as 1802 NW
37th PL, Cape Coral, Florida
33993.
YOU ARE NOTIFIED that an action to
Quiet Title has been instituted against
you.
YOU ARE REQUIRED to serve a
copy of your written defenses, if any, to
this action on Aisha Cruz Tirado, Esq.,
whose address is 1714 Cape Coral Park-
way East, Cape Coral, Florida 33904,
on or before June 01, 2026, and to file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise, a default will be entered against
you for the relief demanded in the Com-
plaint.
Date: 04/21/2026
Kevin C. Karnes
As Clerk of Court
(SEAL) By: N Wright-Angad
Deputy Clerk
Aisha Cruz Tirado, Esq.,
1714 Cape Coral Parkway East,
Cape Coral, Florida 33904
April 24; May 1, 8, 15, 2026
26-01564L

FIRST INSERTION

**NOTICE OF ACTION AGAINST
DEFENDANT JOANNE RICKNER
AND UNKNOWN SPOUSE, OF
JOANNE RICKNER**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
Case No.: 26-CA-000909
Division: Civil
Judge Rachael Spring Loukonen
Planet Home Lending, LLC
Plaintiff, vs.
Joanne Rickner, et al.
Defendants.
TO: JOANNE RICKNER
17326 BIRCHWOOD LANE
FORT MYERS, FL 33908
UNITED STATES OF AMERICA
UNKNOWN SPOUSE, OF JOANNE
RICKNER
17326 BIRCHWOOD LANE
FORT MYERS, FL 33908
UNITED STATES OF AMERICA
and all parties claiming interest by
through, under or against Defendant(s)
JOANNE RICKNER AND UN-
KNOWN SPOUSE, OF JOANNE
RICKNER, and all parties having or
claiming to have any right, title or in-
terest in the property herein described;
YOU ARE NOTIFIED that an action
to enforce a lien on the following de-
scribed property in Lee County, Florida:
Situating Lee County, Florida:
Description of a Parcel in Section
12, Township 46 South, Range 24
East, Lee County, Florida (Unit
C, Building 7013, Royal Woods).
A Tract or Parcel of land situated
in the State of Florida, County of
Lee, being a part of the South-
west 1/4 of the Northeast 1/4 of
Section 12, Township 46 South,
Range 24 East, being further
bounded and described as fol-
lows:
Starting at the Northeast corner
of said fraction of a section, said
point being in the centerline of
Island Park Road (60.00 feet
wide); thence North 89 degrees
58 minutes 21 seconds West
along the North line of said frac-
tion of a section for 30.00 feet to
a point on the West right of way
line of said Island Park Road;
thence South 0 degrees 06 min-
utes 09 seconds East along said
right of way line for 237.00 feet;
thence North 89 degrees 58 min-
utes 21 seconds West for 508.54
feet to the beginning of a curve
concave to the Southeast having

a radius of 250.00 feet; thence
Southwesterly along said curve
for 201.48 feet through a central
angle of 46 degrees 10 minutes
31 seconds; thence South 46 de-
grees 08 minutes 53 seconds East
along a radial line to said curve
for 77.53 feet to the Point of Be-
ginning of the herein described
Parcel; thence North 46 degrees
08 minutes 53 seconds West for
45.50 feet; thence North 43 de-
grees 51 minutes 07 seconds East
for 33.33 feet; thence South 46
degrees 08 minutes 53 seconds
East for 45.50 feet; thence South
43 degrees 51 minutes 07 sec-
onds West for 33.33 feet to the
Point of Beginning.
has been filed against you; and you are
required to serve a copy of your writ-
ten defenses, if any, to it on CRAIG P.
ROGERS, Plaintiff's attorney, P. O. Box
165028, Columbus, OH 43216-5028,
within thirty (30) days after the first
publication of this Notice and file the
original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the Com-
plaint.
NOTICE TO PERSONS WITH
DISABILITIES
If you are a person with a disability
who needs any accommodation in order
to participate in a court proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Brooke Dean, Operations Divi-
sion Manager for the 20th Judicial
Circuit whose office is located at the Lee
County Justice Center, 1700 Monroe
St., Fort Myers, FL 33901, and whose
telephone number is (239) 533-1771,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
WITNESS my hand and seal of this
Court on the day of 04/20/2026
KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
LEE COUNTY, FLORIDA
(SEAL) By: N Wright-Angad
Deputy Clerk
CRAIG P. ROGERS,
Plaintiff's attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
25-028788_AJM1
Apr. 24; May 1, 2026 26-01540L

--- ACTIONS / SALES ---

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. 26-CA-001244
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. EITAN FISHBEIN, AS TRUSTEE OF THE 20072 HEATHERSTONE WAY 5 LAND TRUST DATED SEPTEMBER 25, 2025, et al., Defendant.
To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE 20072 HEATHERSTONE WAY 5 LAND TRUST DATED SEPTEMBER 25, 2025, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF BONNIE CHRISTINE KELLER A/K/A BONNIE CHRISTINE KRAUSE A/K/A BONNIE C. KELLER A/K/A BONNIE KRAUSE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
DAVID EDWARD KELLER A/K/A DAVID KELLER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BONNIE CHRISTINE KELLER A/K/A BONNIE CHRISTINE KRAUSE A/K/A BONNIE C. KELLER A/K/A BONNIE KRAUSE
20072 HEATHERSTONE WAY, ESTERO, FL 33928
DAVID EDWARD KELLER A/K/A DAVID KELLER
20072 HEATHERSTONE WAY, ESTERO, FL 33928

UNKNOWN SPOUSE OF DAVID EDWARD KELLER A/K/A DAVID KELLER
20072 HEATHERSTONE WAY, ESTERO, FL 33928
J. KELLER, A MINOR
20072 HEATHERSTONE WAY, ESTERO, FL 33928
UNKNOWN SPOUSE OF J. KELLER, A MINOR
20072 HEATHERSTONE WAY, ESTERO, FL 33928
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 34, HEATHERSTONE AT ROOKERY POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of said Court on the day of 04/16/2026
Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
As Clerk of the Court
(SEAL) BY: N Wright-Angad
Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20012FL
April 24; May 1, 2026 26-01590L

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-004688
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JANICE A TOMAS, et al., Defendant.
To: KIMBERLY LYN PRICE, 1414 AUDREY ST KINGSTON, ONTARIO K7L 4V4, CANADA CHRISTINE M. OLSEN, 20800 KEOLA LN, NORTH FORT MYERS FL 33917
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 36, BLOCK A, FOREST PARK MOBILE HOME SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK 943, PAGES

226 THROUGH 233, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of said Court on the day of 04/20/2026,
Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
As Clerk of the Court
(SEAL) BY: N Wright-Angad
Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10711FL
Apr. 24; May 1, 2026 26-01535L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-007038
PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. ADAM THEODORE STYKEMAIN; CATHERINE JEAN STYKEMAIN; THE UNKNOWN SPOUSE OF ADAM THEODORE STYKEMAIN; THE UNKNOWN SPOUSE OF CATHERINE JEAN STYKEMAIN; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: ADAM THEODORE STYKEMAIN
LAST KNOWN ADDRESS: 1104 NORTHWEST 12TH LANE, CAPE CORAL, FL 33993
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF ADAM THEODORE STYKEMAIN
LAST KNOWN ADDRESS: 1104 NORTHWEST 12TH LANE, CAPE CORAL, FL 33993
CURRENT ADDRESS: UNKNOWN
TO: CATHERINE JEAN STYKEMAIN
LAST KNOWN ADDRESS: 1104 NORTHWEST 12TH LANE, CAPE CORAL, FL 33993
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF CATHERINE JEAN STYKEMAIN
LAST KNOWN ADDRESS: 1104 NORTHWEST 12TH LANE, CAPE

CORAL, FL 33993
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Lee County, Florida, to foreclose certain real property described as follows:
Lots 17 and 18, Block 2862, Cape Coral Unit 41, A Subdivision, as recorded in Plat Book 17, Pages 2 through 14, in the Public Records of Lee County, Florida.
Property address: 1104 Northwest 12th Lane, Cape Coral, FL 33993
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, within thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.
DATED this the day of 04/16/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: N Wright-Angad
Deputy Clerk
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-015373-1
April 24; May 1, 2026 26-01499L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No. 26-CA-000851
VVV INVESTMENTS, LLC, A Florida for Profit Limited Liability Corporation Plaintiff, v. MARTIN WEST, CITY OF CAPE CORAL ASSESSMENT DEPARTMENT, AGTC INVESTMENTS LLC Ocean Bank, WILLOWS ASSOCIATION, INC., THE WILLOWS ASSOCIATION, INC CORAL LAKES COMMUNITY ASSOCIATION, INC. AND ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO, Defendants.
To: Martin West, 1388 Weeping Willow Ct, Cape Coral, FL 33909
All Persons Unknown, Claiming any Legal or Equitable Right, Title, Estate Lien Or Interest in the Property Described in the Complaint Adverse to Plaintiff Title, Or Any Cloud upon Plaintiff Title Therto.
YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Action to Quiet Title.
The action was instituted in the

Twentieth Judicial Circuit Court, Lee County, Florida, and is styled VVV INVESTMENTS, LLC, a Florida For Profit Limited Liability Corporation, vs Martin West, City of Cape Coral Assessment Department, AGTC Investments LLC Ocean Bank. Willows Association, Inc, The Willows Association, Inc., Coral Lakes Community Association, Inc., and All Persons Unknown, Claiming any Legal or Equitable Right, Title, Estate Lien Or Interest in the Property Described in the Complaint Adverse to Plaintiff Title, Or Any Cloud upon Plaintiff Title Therto.
You are required to serve a copy of your written defenses, if any, to the action on Neil Morales, Esq., Plaintiff's attorney, whose address is 2272 Airport Road South, Suite 209, Naples, FL 34112, on or before June 01, 2026 and file the original with the clerk of this court either before service on Neil Morales, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.
DATED: 04/21/2026
Kevin C. Karnes, Clerk of the Court (SEAL) By: N Wright-Angad
As Deputy Clerk
Neil Morales, Esq., Plaintiff's attorney,
2272 Airport Road South, Suite 209, Naples, FL 34112
April 24; May 1, 8, 15, 2026 26-01560L

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-000951
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPL1, Plaintiff, vs. KELLI-ANN REILLY, et. al. Defendant(s),
TO: KELLI-ANN REILLY, UNKNOWN SPOUSE OF KELLI-ANN REILLY, whose last known residence is: 12513 STONE VALLEY LOOP, FORT MYERS, FL 33913
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 4, BLOCK H, STONEYBROOK AT GATEWAY - UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 51, OF

THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 within /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 04/20/2026
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
25-294355
Apr. 24; May 1, 2026 26-01542L

FIRST INSERTION

NOTICE OF ACTION AGAINST DEFENDANT NICHOLAS WILLIAM OLIVERI AND UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES, OF GASPARE OLIVERI III, DECEASED
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-006283
Division: Civil
Judge Alane C. Laboda
PNC Bank, National Association Plaintiff, vs. Gaspare Oliveri, IV, as Personal Representative to the Estate of Gaspare Oliveri, III, deceased, et al. Defendants.
To: NICHOLAS WILLIAM OLIVERI 24200 STILLWELL PARKWAY BONITA SPRINGS, FL 34135
UNITED STATES OF AMERICA UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES, OF GASPARE OLIVERI III, DECEASED 24200 STILLWELL PARKWAY BONITA SPRINGS, FL 34135
UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) NICHOLAS WILLIAM OLIVERI AND UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES, OF GASPARE OLIVERI III, DECEASED, and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida: Situated in Lee County, Florida: Tract 201, San Carlos Estates, according to the plat thereof, as recorded in O.R. Book 557, Page(s) 354 and 355, of the Public Re-

cords 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 CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
NOTICE TO PERSONS WITH DISABILITIES
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager for the 20th Judicial Circuit whose office is located at the Lee County Justice Center, 1700 Monroe St., Fort Myers, FL 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the day of 04/20/2026
KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT LEE COUNTY, FLORIDA (SEAL) BY: N Wright-Angad
Deputy Clerk
CRAIG P. ROGERS, Plaintiff's attorney,
P. O. Box 165028, Columbus, OH 43216-5028
25-022928_AJM1
Apr. 24; May 1, 2026 26-01536L

FIRST INSERTION

NOTICE OF ACTION FOR SERVICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 2026-GA-000002
IN RE: GUARDIANSHIP OF ENIER CAPETILLO GAITAN, JR. Minor.
To: Enier Capetillo Consuegra
Last Known Address: 4506 Coral Palms Lane, Apt. 6 Naples, FL 34116
Current Residence: Unknown
YOU ARE NOTIFIED that a Petition for Appointment of a Minor has been filed regarding the above named minor child, and you, and you are required to serve a copy of your written defenses, if any, to it on Aislynn Thomas-McDonald, Esq., Petitioner's attorney, whose address is 220 Alhambra Circle, Ste. 410, Coral Gables, FL 33134, on or before June 1, 2026, and file the original with the Clerk of this Court at 2075 Dr. Martin Luther King Jr. Blvd. Fort Myers, FL 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.
THIS ACTION MAY AFFECT YOUR PARENTAL RIGHTS. If you fail to respond, you may lose important rights regarding the minor child, including notice of further proceedings.
WITNESS my hand and the seal of this Court on this 21 day of April, 2026.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) BY: C Strufe
Deputy Clerk
Aislynn Thomas-McDonald, Esq., Petitioner's attorney,
220 Alhambra Circle, Ste. 410, Coral Gables, FL 33134
April 24; May 1, 8, 15, 2026 26-01554L

FIRST INSERTION

NOTICE OF PROBATE ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-003656
IN RE: ESTATE OF: MARILYN GOULD KNAUF A/K/A MARILYN GOULD KNAUF, Deceased.
TO: ALICE MATSUDAIRA f/k/a ALICE KNAUF and any and all unknown heirs; and any known creditors, any unknown claimants, assignees, devisees, or other parties asserting an interest by, through or against the Estate of Marilyn Gould Knauf a/k/a Marilyn Gould Knauf
YOU ARE NOTIFIED that an Amended Petition for Ancillary Summary Administration has been filed in the above-referenced probate action. You are required to serve a copy of your written defenses to it, if any, on Petitioner's attorney, The Law Offices of Megan D. Widmeyer, P.A., 1 E. Broward Blvd., Suite 700, Fort Lauderdale, FL 33301, on or before June 1, 2026, AND file the original with the Clerk of this Court either before service on the Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you.
DATED on April 20, 2026.
KEVIN C. KARNES
Clerk of the Circuit Court & Comptroller (SEAL) BY: B Rivera
Deputy Clerk
The Law Offices of Megan D. Widmeyer, P.A., 1 E. Broward Blvd., Suite 700, Fort Lauderdale, FL 33301
April 24; May 1, 8, 15, 2026 26-01546L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: CASE NO: 25-CA-003661
CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. SARAH KATHERINE RUBIO; RICARDO RUBIO SERVIN, Defendants.
NOTICE IS HEREBY GIVEN pursuant to Consent Final Judgment of Mortgage Foreclosure dated the 18th day of December 2025, and entered in Case No. 25-CA-003661, of the Circuit Court in and for Lee County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC, is the Plaintiff and SARAH KATHERINE RUBIO and RICARDO RUBIO SERVIN, are defendants. Kevin C. Karnes, the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at 9:00 AM on the 21ST day of May 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 34, BLOCK 42, UNIT 7, SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 106 THROUGH 113, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 954 MARI-LYN AVENUE S, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
DATED this 04/22/2026.
KEVIN C. KARNES (SEAL) BY: T Mann
Deputy Clerk

Submitted by: DELUCA LAW GROUP PLLC. ATTORNEY FOR THE PLAINTIFF 2101 NE 26TH STREET FORT LAUDERDALE, FL 33305 TELEPHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 Service@delucalawgroup.com 25-06581-1
April 24; May 1, 2026 26-01591L



25-F001587/JS0120
April 24; May 1, 2026 26-01588L

--- ACTIONS / SALES ---

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. 26-CA-000345
NAVY FEDERAL CREDIT UNION,
Plaintiff, vs.
TINA L DENNY A/K/A TINA
DENNY, et al.,
Defendant.

To: TINA L DENNY A/K/A TINA DENNY
13147 HAMPSHIRE CT, FORT MYERS, FL 33919
UNKNOWN SPOUSE OF TINA L DENNY A/K/A TINA DENNY
13147 HAMPSHIRE CT, FORT MYERS, FL 33919
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
UNIT 219, SOUTH POINTE SUBDIVISION, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" BELOW AND MADE A PART HEREOF TOGETHER WITH AN EXCLUSIVE EASEMENT OVER AND ACROSS THE "LIMITED COMMON ELEMENT" AS DESCRIBED IN EXHIBIT "B" BELOW, FOR THE USE AND ENJOYMENT OF THE GRANTEE NAMED HEREIN, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF COMPASS POINTE AS RECORDED IN OFFICIAL RECORDS BOOK 1520, PAGE 1329 THROUGH 1386, INCLUSIVE, AND AS AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
EXHIBIT "A"
DESCRIPTION OF A PARCEL OF LAND IN SOUTH POINTE SUBDIVISION LYING IN SECTION 21, TOWNSHIP 45

SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. (COMPASS POINTE - UNIT 219)
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND BEING A PART OR TRACT 2 OF SOUTH POINTE SUBDIVISION AS RECORDED IN PLAT BOOK 33 AT PAGE 30 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
STARTING AT A 4" X 4" CONCRETE MONUMENT (SET BY DUANE HALL & ASSOCIATES, INC., IN DECEMBER OF 1979) MARKING THE WEST END OF A CURVE HAVING A RADIUS OF 1220.00 FEET, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMELOT DRIVE (100 FEET WIDE) AS PER THE PLAT OF SAID SOUTH POINTE SUBDIVISION AND TO WHICH POINT A RADIAL LINE BEARS N00°24'16"E; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 30°46'31" FOR 655.30 FEET THENCE S58°52'09"E ALONG SAID RIGHT-OF-WAY FOR 148.48 FEET THENCE S31°07'51"W FOR 46.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 65.00 FEET THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02'05" FOR 35.21 FEET THENCE S00°05'46"W FOR 198.63 FEET THENCE N89°54'14"W FOR 31.39 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N89°54'14"W ALONG THE CENTERLINE OF A WALL SEPARATING UNIT 218 FROM UNIT 219 FOR 42.33 FEET

THENCE S00°05'46"W ALONG THE OUTSIDE SURFACE OF A C.B.S. WALL FOR 22.33 FEET THENCE S89°54'14"E ALONG SAID WALL FOR 11.00 FEET THENCE S00°05'46"W ALONG THE EDGE OF A CONCRETE SLAB FOR 5.00 FEET THENCE CONTINUE S00°05'46"W ALONG SAID WALL FOR 10.33 FEET THENCE CONTINUE S00°05'46"W ALONG UNIT 220 FOR 0.33 FEET THENCE S89°54'14"E ALONG THE CENTERLINE OF A WALL SEPARATING SAID UNIT 220 FROM UNIT 219 FOR 25.00 FEET THENCE N00°05'46"E ALONG SAID UNIT 220 FOR 0.33 FEET THENCE S89°54'14"E ALONG SAID UNIT 220 FOR 6.33 FEET THENCE CONTINUE S89°54'14"E ALONG THE EDGE OF A CONCRETE PATIO FOR 6.33 FEET THENCE N00°05'46"E ALONG SAID PATIO FOR 21.00 FEET THENCE N89°54'14"W ALONG SAID PATIO FOR 6.33 FEET THENCE N00°05'46"E ALONG THE AFORESAID WALL FOR 16.66 FEET TO THE POINT OF BEGINNING.
BEARINGS ARE BASED ON THE PLAT OF SOUTH POINTE SUBDIVISION.
EXHIBIT "B"
DESCRIPTION OF A PARCEL OF LAND IN SOUTH POINTE SUBDIVISION LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA. (LIMITED COMMON ELEMENT - COMPASS POINTE UNIT 219) -AREA WEST
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND BEING A PART OF TRACT 2 OF SOUTH POINTE SUBDIVISION AS RECORDED IN PLAT BOOK 33 AT PAGE 30, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, AND FURTHER

BOUNDED AND DESCRIBED AS FOLLOWS:
STARTING AT A 4" X 4" CONCRETE MONUMENT (SET BY DUANE HALL & ASSOCIATES, INC., IN DECEMBER OF 1979) MARKING THE WEST END OF A CURVE HAVING A RADIUS OF 1220.00 FEET, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMELOT DRIVE (100 FEET WIDE) AS PER THE PLAT OF SAID SOUTH POINTE SUBDIVISION AND TO WHICH POINT A RADIAL LINE BEARS N00°24'16"E; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 30°46'31" FOR 655.30 FEET THENCE S58°52'09"E ALONG SAID RIGHT-OF-WAY FOR 148.48 FEET THENCE S31°07'51"W FOR 46.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 65.00 FEET THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02'05" FOR 35.21 FEET THENCE S00°05'46"W FOR 198.63 FEET THENCE N89°54'14"W FOR 31.39 FEET TO THE NORTHEAST CORNER OF UNIT 219; THENCE CONTINUE N89°54'14"W ALONG THE CENTERLINE OF A WALL SEPARATING UNIT 218 FROM UNIT 219 FOR 42.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S00°05'46"W ALONG THE OUTSIDE SURFACE OF A C.B.S. WALL OF SAID UNIT 219 FOR 22.33 FEET THENCE S89°54'14"E ALONG SAID WALL FOR 11.00 FEET THENCE S00°05'46"W ALONG THE EDGE OF A CONCRETE SLAB FOR 5.00 FEET THENCE CONTINUE S00°05'46"W ALONG SAID WALL FOR 10.33 FEET THENCE N89°54'14"W

ALONG UNIT 220 FOR 10.67 FEET THENCE CONTINUE N89°54'14"W FOR 41.56 FEET THENCE N69°10'37"W FOR 5.36 FEET THENCE N00°05'46"E FOR 35.77 FEET THENCE S89°54'14"E FOR 46.25 FEET TO THE POINT OF BEGINNING.
BEARINGS ARE BASED ON THE PLAT OF SOUTH POINTE SUBDIVISION.
DESCRIPTION OF A PARCEL OF LAND IN SOUTH POINTE SUBDIVISION LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. (LIMITED COMMON ELEMENT - COMPASS POINTE UNIT 219) -AREA EAST
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND BEING A PART OF TRACT 2 OF SOUTH POINTE SUBDIVISION AS RECORDED IN PLAT BOOK 33 AT PAGE 30, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
STARTING AT A 4" X 4" CONCRETE MONUMENT (SET BY DUANE HALL & ASSOCIATES, INC., IN DECEMBER OF 1979) MARKING THE WEST END OF A CURVE HAVING A RADIUS OF 1220.00 FEET, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMELOT DRIVE (100 FEET WIDE) AS PER THE PLAT OF SAID SOUTH POINTE SUBDIVISION AND TO WHICH POINT A RADIAL LINE BEARS N00°24'16"E; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 30°46'31" FOR 655.30 FEET THENCE S58°52'09"E ALONG SAID RIGHT-OF-WAY FOR 148.48 FEET THENCE S31°07'51"W FOR 46.22 FEET

TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 65.00 FEET THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02'05" FOR 35.21 FEET THENCE S00°05'46"W FOR 198.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N89°54'14"W FOR 31.39 FEET TO THE NORTHEAST CORNER OF UNIT 219; THENCE S00°05'46"W ALONG THE OUTSIDE SURFACE OF A C.B.S. WALL FOR 16.67 FEET THENCE S89°54'14"E ALONG THE EDGE OF A CONCRETE PATIO FOR 6.33 FEET THENCE S00°05'46"W ALONG SAID PATIO FOR 21.00 FEET THENCE S89°54'14"E FOR 25.06 FEET THENCE N00°05'46"E FOR 37.67 FEET TO THE POINT OF BEGINNING.
BEARINGS ARE BASED ON THE PLAT OF SOUTH POINTE SUBDIVISION.
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 04/20/2026
Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
As Clerk of the Court
(SEAL) BY: N Wright-Angad
Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-15065FL
Apr. 24; May 1, 2026 26-01541L

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE -
PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO. 26-CA-543
CARLO FINANCIAL SOFTWARE
TECHNOLOGY, LLC, a Florida
limited liability company,
Plaintiffs, v.
NICOLAS PABLO LEDERER
SANGUINETTI, CARMEN ISABEL
VILLARREAL JIMENEZ, VICTOR
MANUEL DAZA and KAZIMER
GRABOWSKI.
Defendants.

TO: DEFENDANTS NICOLAS PABLO LEDERER SANGUINETTI, CARMEN ISABEL VILLARREAL JIMENEZ, VICTOR MANUEL DAZA and KAZIMER GRABOWSKI and all unknown heirs, devisees and beneficiaries of NICOLAS PABLO LEDERER SANGUINETTI, CARMEN ISABEL VILLARREAL JIMENEZ, VICTOR MANUEL DAZA and KAZIMER GRABOWSKI IF ALIVE AND IF DEAD, THEIR UNKNOWN WIDOWS, WIDOWERS, HEIRS,

DEVISEES, GRANTEES, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THEM AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE FOREGOING DEFENDANT AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ALL OTHERS WHOM IT MAY CONCERN:
YOU ARE HEREBY NOTIFIED that an action to quiet title on the following described properties in Lee County, Florida:

Lots 23 and 24, Block 3877, Cape Coral, Unit 53, according to the map or plat thereof, as recorded in Plat Book 19, Pages 64 through 78, inclusive, of the Public Records of Lee County, Florida.
Lots 1 and 2, Block 4011, Unit 55, Cape Coral, according to the plat thereof recorded at Plat Book 19, Page 92 through 106, inclusive, in the Public Records of Lee County, Florida.
Lots 33 and 24, Block 4131, Unit 59, Cape Coral Subdivision, according to the map or plat there-

of, as recorded in Plat Book 19, Page(s) 140 through 153, 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 Robert C. Benedict, Plaintiffs' attorney whose address is Wideikis, Benedict & Berntsson, LLC, The BIG W Law Firm, 3195 S. Access Rd., Englewood, Florida 34224, on or before June 01, 2026, and file the original with the Clerk of this Court either before service on Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court April 21, 2026.

KEVIN C. KARNES,
Clerk of Court
(SEAL) By: K Shoap
Deputy Clerk

Robert C. Benedict,
Plaintiffs' attorney
Wideikis, Benedict & Berntsson, LLC,
The BIG W Law Firm,
3195 S. Access Rd.,
Englewood, Florida 34224
April 24; May 1, 8, 15, 2026
26-01589L

FIRST INSERTION

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

CASE NO. 25-CA-002493
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, vs.
LUIS A MARTINEZ A/K/A LUIS
ANGEL MARTINEZ A/K/A LUIS
R MARTINEZ A/K/A LUIS M
MARTINEZ A/K/A LUIS MARINEZ
A/K/A LUIS MARTINEZ A/K/A
LUIS LUIS MARTINEZ A/K/A
LUIS MARTINEZ A/K/A LOIS
MARTINEZ A/K/A LUIS MARTINS
A/K/A LEWIS ANGEL MARTINEZ
A/K/A LOUIS A MARTINEZ, et al.,
Defendant.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on APRIL 14, 2026, in the above-styled cause, KEVIN C KARNES, LEE County Clerk of Court, shall sell to the highest and best bidder for cash on JUNE 25, 2026, at 9:00 A.M., at www.lee.realforeclose.com, the following described property:

LEGAL DESCRIPTION: LOT 4, BLOCK 56, REPLAT OF TRACT 1 - BLOCK 56 - UNIT 6, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 145, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Property Address: 2713 W 7TH ST, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated: April 21, 2026
04/21/2026

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

/s/ Michelle De Leon
Michelle De Leon, Esq.
Hill Wallack, LLP
Attorneys for Plaintiff
300 S Orange Ave., Suite 1000
Orlando, FL 32801
Telephone: (561) 858-2662
Fax: (609) 452-1888
Email: mdeleon@hillwallack.com
FL Bar #68587
April 24; May 1, 2026 26-01584L

FIRST INSERTION

NOTICE OF SALE ISSUED BY
CLERK
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.

362025CA00074A001CH
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VERUS SECURITIZATION
TRUST 2024-1
Plaintiff, vs.
MARCO TULLIO MUNGUA, et al,
Defendants
NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated April 3, 2026, and entered in Case No. 362025CA00074A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR

VERUS SECURITIZATION TRUST 2024-1 is the Plaintiff and MARCO TULLIO MUNGUA, FERNERTOANDO MUNGUA, UNKNOWN TENDANT 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 06/04/2026, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 19, BLOCK 24, UNIT 6, PLAT OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, AS RECORDED IN DEED BOOK 252, PAGE 466 AND ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE(S) 42 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 04/21/2026,
Kevin C. Karnes, Clerk
Lee, Florida
(SEAL) By: N Wright-Angad
Deputy Clerk

24-F000693/JS0120
April 24; May 1, 2026 26-01587L

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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COLLIER • CHARLOTTE

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

LVZ0906_V19

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 24-CA-007855
TRUIST BANK, as successor by merger to SUNTRUST BANK, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST GASPARE OLIVERI III, WHO IS KNOWN TO BE DEAD, DOLORES TERESA OLIVERI, NICHOLAS WILLIAM OLIVERI, GASPARE OLIVERI IV, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property, Defendants.

NOTICE is hereby given pursuant to the Final Judgment of Foreclosure, entered April 20, 2026, and entered in Case Number: 24-CA-007855 of the Circuit Court in and for Lee County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST GASPARE OLIVERI III, WHO IS KNOWN TO BE DEAD, DOLORES

TERESA OLIVERI, NICHOLAS WILLIAM OLIVERI, GASPARE OLIVERI IV, UNKNOWN TENANT #1, UNKNOWN TENANT #2, are the Defendants, the Lee County Clerk of the Court, Kevin C. Karnes, will sell to the highest and best bidder for cash, by electronic sale on-line at www.lee.realforeclose.com, beginning at 9:00 o'clock A.M. on the 20th day of August, 2026 the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Address: 24200 Stillwell Pkwy, Bonita Springs, FL 34135
 Property Description: Tract 201, San Carlos Estates, according to the plat thereof as recorded in O.R. Book 557, Page 354, Public Records of Lee County, Florida.

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 this day of 04/21/2026,
 Kevin C. Karnes
 As Clerk of the Court
 (SEAL) By: N Wright-Angad
 As Deputy Clerk

Prepared by:
 Arthur S. Barksdale, Esq.
 Di Masi | Burton, P.A.
 801 N. Orange Avenue, Suite 500
 Orlando, FL 32801
jdlaw@orlando-law.com
 April 24; May 1, 2026 26-01579L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-1191 Division: Probate IN RE: THE ESTATE OF MARILYN LOUISE MILLER, Deceased.

The Estate of MARILYN LOUISE MILLER, deceased, whose date of death was February 13, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 26-CP-1191, which address is: Lee County Justice Center, 1st Floor, 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 date of first publication of this notice is April 24, 2026.

All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named 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 having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, are required to file their claims with the abovenamed court within three (3) months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:
Peter Miller
 4416 W. 2400 N
 Corrine, Utah 84307
 Attorney for Personal Representative:
 Jennifer M. Neilson
 Florida Bar No. 54986
 NEILSON LAW, P.A.
 9955 Tamiami Trl N, Suite 4
 Naples, FL 34108
 (By Appointment Only)
 Office: (239) 443-3866
 Email: jn@nlaw.us
 April 24; May 1, 2026 26-01581L

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-980 IN RE: THE ESTATE OF DANIEL COLIN BANKS, Deceased.

The administration of the estate of DANIEL COLIN BANKS, deceased, whose date of death was January 5, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 24, 2026.

Personal Representative:
KIRSTY DAWN BANKS
 2711 SE 24th Court
 Cape Coral, Florida 33904
 HENDERSON, FRANKLIN, STARNES AND HOLT, P.A.
 PATRICK S. HODGES
 Attorneys for Petitioner
 Bonita Bay Executive Center I
 3451 Bonita Bay Blvd., Suite 206
 Bonita Springs, FL 34134
 Telephone: (239) 344-1100
 Facsimile: (239) 344-1200
 Fla. Bar No.: 1071266
 Primary email:
patrick.hodges@henlaw.com
 Secondary Email:
amanda.dorio@henlaw.com
sabrina.guerin@henlaw.com
 April 24; May 1, 2026 26-01582L

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY Case No.: 25-CC-004837

MARINA SOUTH SHORE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. MICHELE SCHOCHET, Defendant(s).
 TO: Michele Schochet
 3240 Southshore Dr., Unit 41-B
 Punta Gorda, FL 33955
 All parties having or claiming to have any right, title or interest in the property herein described.

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

Condominium Unit 41-B, MARINA SOUTH SHORE CONDOMINIUM, Phase II, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1432, Page 278, as amended from time to time, and according to the Plat thereof, recorded in Condominium Plat Book 6, Pages 160 through 166, inclusive, as amended from time to time, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David J. Lopez, Esquire of David J. Lopez, P.A., Plaintiff's attorney, whose address is 201 East Kennedy Boulevard, Suite 775, Tampa, Florida 33602-7800 within 30 days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on this 21 day of April, 2026.
 Kevin C. Karnes
 Clerk of said Court
 (SEAL) By: K Shoap
 David J. Lopez, Esquire
 of David J. Lopez, P.A.,
 Plaintiff's attorney,
 201 East Kennedy Boulevard, Suite 775,
 Tampa, Florida 33602-7800
 April 24; May 1, 2026 26-01577L

FIRST INSERTION

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

CASE NO.: 26-CA-000078
DAYBREAK INVESTMENTS, Plaintiff, v. CONNIE R. ADAMS and FLORIDA LANDMARK COMMUNITIES, INC. f/k/a LEHIGH CORPORATION, Defendant.
 TO: CONNIE R. ADAMS
 26235 9TH STREET, SP #14
 HIGHLAND, CALIFORNIA 92346

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 16, BLOCK 36, REPLAT OF TRACT H- UNIT 5, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA. ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 168, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before June 01, 2026, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Blvd, 1st and 2nd Floor, Fort Myers, Florida 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 21 day of April, 2026.
 Kevin C. Karnes
 Clerk of the Circuit Court
 (SEAL) By: K Shoap
 As Deputy Clerk
 The Law Office of C.W. Wickersham, Jr., P.A.,
 Plaintiff's attorney,
 2720 Park Street, Suite 205,
 Jacksonville, Florida, 32205,
 Phone Number: (904) 389-6202
 April 24; May 1, 8, 15, 2026
 26-01575L

FIRST INSERTION

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

Case No: 2026 CA 000847
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST RAFAEL COLON, JR., DECEASED, ET AL., Defendants.

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or Other Claimants by, Through, Under or Against Rafael Colon, Jr., deceased
 2211 NE 23rd Ave
 Cape Coral, FL 33909
 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 18 and 19, Block 2239, Cape Coral Subdivision, Unit 33, according to the map or plat thereof, as recorded in Plat Book 16, Pages 40 through 61, 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 Susanna Lehman, 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 21 day of April, 2026.
 Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: K Shoap
 Deputy Clerk

Susanna Lehman, Esq.,
 Lender Legal PLLC,
 1800 Pembroke Drive, Suite 250,
 Orlando, Florida 32810
 LL515792
 April 24; May 1, 2026 26-01578L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 (428 S.W. 28th Avenue, Cape Coral, Florida 33991)

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

CIVIL ACTION Case No. 25-CA-3914
WILMINGTON SAVINGS FUND SOCIETY, FSB, not in is individual capacity but solely as Trustee for Residential Mortgage Aggregation Trust, Plaintiff, v. CAPAC CONSTRUCTION COMPANY LLC, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated April 20, 2026 entered in Case No. 2025-CA-3914 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Trustee for Residential Mortgage Aggregation Trust, et. al., is the Plaintiff and CAPAC CONSTRUCTION COMPANY LLC et. al., 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 53 and 54, Block 3930, CAPE CORAL UNIT 54, according to the plat thereof, recorded in Plat Book 19, Page(s) 79 through 91, inclusive, of the Public Records of Lee County, Florida.
 Together with all rents, issues and profits.
 Property Address: 428 S.W. 28th Avenue, Cape Coral, Florida 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 in accordance with Florida Statutes, Section 45.031.
 Dated this 21st day of April 2026.
 04/21/2026

Kevin C. Karnes
 (SEAL) N Wright-Angad
 CLERK OF COURT
 LEE COUNTY, FLORIDA

/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
 67153431 v1
 April 24; May 1, 2026 26-01586L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 (336 SW 31st Place, Cape Coral, Florida 33991)

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

CIVIL ACTION Case No. 25-CA-3949
WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Trustee for Residential Mortgage Aggregation Trust, Plaintiff, v. CAPAC CONSTRUCTION COMPANY LLC, CARPET WHOLESALERS USA, INC., d/b/a Carlson's Flooring America, BUILDER SERVICES GROUP, INC. d/b/a West Coast Insulation, IPROENERGY L.L.C a/k/a Iproenergy LLC, JORGE MARTIN PARRA SANCHEZ, RENZO GERMAN PARODI FOLLMER, and JOHN / JANE DOE, fictitious names representing tenants in possession, Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated April 20, 2026 entered in Case No. 2025-CA-3949 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Trustee for Residential Mortgage Aggregation Trust, et. al., is the Plaintiff and CAPAC CONSTRUCTION COMPANY LLC et. al., 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 38 and 39, Block 3941, CAPE CORAL UNIT 54, according to the plat thereof, as recorded in Plat Book 19, Page 79, of the Public Records of Lee County, Florida.
 Together with all rents, issues and profits.
 Property Address: 336 SW 31st Place, Cape Coral, Florida 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 in accordance with Florida Statutes, Section 45.031.
 Dated this 21st day of April 2026.
 04/21/2026

Kevin C. Karnes
 (SEAL) N Wright-Angad
 CLERK OF COURT
 LEE COUNTY, FLORIDA

/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
 67153147 v1
 April 24; May 1, 2026 26-01585L

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

SECOND 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 TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File No. 26-CP-574 Division Probate IN RE: ESTATE OF PAULINE G. FAIRMAN, 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 Pauline G. Fairman, deceased, File Number 26-CP-574, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, 1700 Monroe St, Fort Myers 33901; that the decedent's date of death was December 28, 2025; that the total value of the estate is \$10 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
 Andrea L. Wilson
 17 Thompson St. #4,
 New York, NY 10013
 Donna F. Wilson
 100 Seaview Ave. #2F,
 Norwalk, CT 06855
 Kent F. Wilson
 4791 W Ridge Rd.,
 Spencerport, NY 14559

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 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with a clerk.

The date of first publication of this Notice is April 24, 2026.

Person Giving Notice:
Andrea L. Wilson
 17 Thompson St. #4
 New York, NY 10013
 Attorney for Person Giving Notice:
 Blake P. Hampton
 Email Addresses:
nosolicitation@hampton.law
frontdesk@hampton.law
 Florida Bar No. 99434
 Hampton Law
 8931 Conference Dr Suite 2
 Fort Myers, FL 33919
 Telephone: (239) 309-0090
 April 24; May 1, 2026 26-01580L

--- PUBLIC SALES ---

SECOND 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 *WildBlue 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	\$19,300,000.00		

* 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

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 20 JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: **26DR2395**

Cathrine Minor Chambers, Petitioner, and Marvin A Chambers, Respondent,
TO: Marvin Chambers
7192 W Highway 61 Toft MN 55615
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written

defenses, if any, to it on Cathrine Minor Chambers, whose address is 13915 Second St Fort Myers FL 33905 on or before May 13, 2026, and file the original with the clerk of this Court at 1700 Monroe St Fort Myers FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation

of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: 4/3/26
CLERK OF THE CIRCUIT COURT (SEAL) By: TM
Deputy Clerk
Apr. 10, 17, 24; May 1, 2026

26-01339L

SECOND INSERTION

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

SECOND 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
22152 Isola Verdi Way
Estero, FL 33928
April 17, 24, 2026 26-01458L

SECOND 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 SUANZ, 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 Suanz, 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 Suanz, 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 Suanz
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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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
Secondary E-Mail:
elizabethw@omplaw.com
April 17, 24, 2026 26-01417L

SECOND 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:
Sumintra 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

SECOND 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

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-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@Will.Estate
Secondary E-Mail:
Christine@Will.Estate
April 17, 24, 2026 26-01431L

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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
Fort Ham Park, New Jersey 07932
Telephone: (973) 549-7104
April 17, 24, 2026 26-01385L

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

PROBATE DIVISION

CASE NO: 25-CP-3425
IN RE: ESTATE OF INEZ LOUISE GREEN
Deceased.

The administration of the estate of Inez Louise Green deceased, whose date of death was October 7th, 2025, is pending in the Circuit Court for Lee, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

/s/ LeWanda Smith

LeWanda Smith
Personal Representative
/s/ Donald Isaac
Donald Isaac Attorney at Law
Florida Bar No. 394106
5237 Summerlin Commons Blvd.
Suite 310
Fort Myers, FL 33916
239-275-2200
disaac@donaldisaacclaw.com
April 17, 24, 2026 26-01444L

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-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,

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Dennis DiSilvestro,

Personal Representative
5586 Montilla Drive
Fort Myers, FL 33919
Stacy Dickel,
Personal Representative
27 Dutch Dr.
Holland, PA 18966
By: /s/ Daniel A. Orangio
Matthew A. Linde, Esq.
FL Bar No.: 528791
Daniel A. Orangio, Esq.
FL Bar No.: 1064652
LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
(239) 939-7100 Telephone
(239) 939-7104 Facsimile
malinde@lindegould.com
dorangio@lindegould.com
courtfilings@lindegould.com
Attorneys for the Petitioners
April 17, 24, 2026 26-01419L

SECOND 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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legal@businessobserverfl.com

Business Observer

144880

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

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

--- ESTATE ---

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-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 Foreclosure dated April 14, 2026 and entered in Case No. 25-CA-005919, of the Circuit 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

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-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 INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE 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 COMPOSED 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 CONDOMINIUM OF SEVEN LAKES BUILDING NO. 4, A CONDOMINIUM, RECORDED IN OFFICIAL 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 MYERS, FL 33907

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

Dated this 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

SECOND 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, ACCORDING 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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

SECOND INSERTION

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 following 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 written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West

Hillsboro Boulevard, Suite 600, Deerfield 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 demanded in the complaint

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

WITNESS my hand and the seal of this Court this 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

SECOND 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 William 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 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:
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

SECOND 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 Michael 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 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.

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:
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

SECOND INSERTION

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

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

The administration of the estate of Martha 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 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 SEC-

TION 733.702 WILL BE FOREVER 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 STATUTE SECTIONS 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND 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

SECOND 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, 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,
Last Known Address: 607 SE 47th Street #2
Cape Coral, FL 33904

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

UNIT 2 OF PLAZA 47 WEST, a Condominium according to

the Declaration of Condominium thereof, recorded in O.R. Book 1260, Pg. 1940, of the Lee County, Florida, and all amendments 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. Mazzara, 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 Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

NOTICE REGARDING ATTORNEY AD LITEM

PLEASE TAKE NOTE that the Court appointed Elizabeth C. Bentley, Esq., as Attorney Ad Litem to represent the interests of the Estate of Jeanne M. Bosworth, 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
gretchenkrohn@popemazzara.com
April 17, 24, 2026 26-01394L

--- ACTIONS / PUBLIC SALES ---

FOURTH 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

THIRD 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 11411 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} 11411 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

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

SECOND 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

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

SECOND INSERTION

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

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

CASE NO: 26-DR-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

FOURTH 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 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 April 17, 24; May 1, 8, 2026 26-01381L

SECOND 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

SECOND 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

SECOND 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

SECOND 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, pictures, 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

SECOND 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

THIRD 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

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
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 Commodore II Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1241, Page(s) 1548, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements, 3) a 2018 Honda CRV, and 4) Home Furnishings located at 4229 SE 19th Place, Apt 1F, Cape Coral, FL 33904.

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

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

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

Dated: 03/26/2026

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

FOURTH INSERTION

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

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

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

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

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

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

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

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

Kevin C Karnes
Circuit and County Courts
(SEAL) By: N Wright-Angad
Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
25-333834 RP01 AYL
April 3, 10, 17, 24, 2026

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

--- ACTIONS / SALES ---

SECOND 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, Weissberg & 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

SECOND 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

SECOND 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

SECOND 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 2006-0PT2, ASSET-BACKED CERTIFICATES, SERIES 2006-0PT2, 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 2006-0PT2, ASSET-BACKED CERTIFICATES, SERIES 2006-0PT2 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

FOURTH 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 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

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
Business Observer

--- ACTIONS / SALES ---

SECOND 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. 732.2211, 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.

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

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-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 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

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-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

SECOND 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, Defendant.

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

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-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. 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. 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

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No. 25-CA-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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-007196 TOORAK CAPITAL PARTNERS, LLC PLAINTIFF, VS. FLORIDA DEPARTMENT OF FORECLOSURE LLC, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 31st day of March, 2026, and entered in Case No. 24-CA-007196, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Toorak Capital Partners, LLC is the Plaintiff and FLORIDA DEPARTMENT OF FORECLOSURE LLC, A FLORIDA LIMITED LIABILITY COMPANY KARUNA D. RAJMOOLIE A/K/A KARUNA DHANMATEE RAJMOOLIE; RFJ CONSTRUCTION SERVICES, LLC; HERITAGE FARMS PROPERTY ASSOCIATION, INC, AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 21st day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

A TRACT OR PARCEL OF LAND LYING IN THE NW 1/4 -SE 1/4 OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, DESCRIBED AS FOLLOWS: FROM THE EAST 1/4 CORNER OF SAID SECTION 34, RUN WEST ALONG THE NORTH LINE OF THE SE 1/4, 1,326.65 FEET TO THE NE CORNER OF THE NW 1/4 - SE 1/4 OF SAID SECTION THENCE CONTINUE WEST ALONG

THE NORTH LINE OF SAID SE 1/4, 521.65 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREBY CONVEYED; FROM SAID POINT OF BEGINNING CONTINUE WEST ALONG SAID NORTH LINE 175 FEET; THENCE RUN S 0 DEGREES 01' 38" W 250 FEET TO A POINT ON THE NLY R/W LINE OF A 60 FOOT ROAD; THENCE RUN EAST ALONG SAID R/W LINE 175 FEET; THENCE RUN N 0 DEGREES 01' 38" EAST. 250 FEET TO THE POINT OF BEGINNING, AKA LOT 4, HERITAGE FARMS 1ST ADDITION, UNRECORDED 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 day of 04/10/2026 Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk

Submitted by: Tromberg, Miller, Morris & Partners, PLLC ATTORNEY FOR PLAINTIFF 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@TMPPLLC.COM 24FL606-0003 April 17, 24, 2026 26-01415L

SECOND 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

SECOND 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

SECOND 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; MICHAEL 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

--- ACTIONS / SALES ---

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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@hkllaw.com
April 17, 24, 2026 26-01421L

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.
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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@hkllaw.com
April 17, 24, 2026 26-01421L

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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@hkllaw.com
April 17, 24, 2026 26-01421L

SECOND 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 --

SECOND 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 following property, commonly known as 625 CLANCY STREET E LEHIGH ACRES, FL 33974, and more particularly described as follows:

LOT 25, BLOCK 10, UNIT 2, SECTION 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON IN THE OFFICE 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 written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 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 either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED ON: 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

SECOND 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 established 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 written 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 publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-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 covering 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 LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-13841FL
April 17, 24, 2026 26-01452L

SECOND 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

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

SECOND INSERTION

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

CIVIL DIVISION
CASE NO.: 25-CA-006341

FIRST INTERNET BANK OF INDIANA,
Plaintiff, vs.

HYL GROUP CORPORATION;
LINDSAY HUELSENBECK;
MARLENA GEHEB; THE HAIR ARTISTS LLC; 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 sale. Notice of the changed time of sale shall be published 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

SECOND 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 established by acquiescence, on the following described property:

LOTS 15 AND 16, BLOCK 3955, CAPE CORAL UNIT 54, ACCORDING 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,

SECOND 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.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. 34, in Condominium Parcel No. 189, of CASA YBEL BEACH AND RACQUET CLUB, PHASE H, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 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 case.

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

50208 / 13-86099

April 17, 24, 2026 26-01442L

SECOND 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, ACCORDING 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 Notice, 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 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.

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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 26-CA-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 MYERS, FL 33916; and 3700 DR MARTIN 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 being 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 written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 within (30) days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 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

SECOND 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, ACCORDING 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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court 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

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SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication