Public Notices

Business Observer

PAGES 17-36F

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** MAY 1 - MAY 7, 2026

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Derelict Vessel Publication Notice

NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: **1984 30' SSU MD5145BY** has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit **the vessel is wrecked since it is sunken; aground without the ability to extricate itself absent mechanical assistance** 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 May 1, 2026.

FWCDLE 167FO (8/22)

May 1, 8, 2026 26-01635L

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: KASEEM D. HUNLEY

Case: CD202602888/D 3502115

An AdministraIve Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to SecIons 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publicaIon, the right to hearing in this maaer will be waived and the Department will dispose of this cause in accordance with law.

May 1, 8, 15, 22, 2026 26-01636L

FIRST INSERTION

NOTICE OF PUBLIC SALE

ADVANCED TEAM AUTOMOTIVE LLC gives notice & intent to sell for nonpayment of labor, service & storage fees the following vehicle on **06/08/2026 at 9:00 AM at 2401 ANDALUSIA BLVD, CAPE CORAL, FL 33909, 239-272-4448** due in cash on the day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. **2FMDK3JCXEBA02667 2014 FORD $6,982.83**

May 1, 2026 26-01608L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

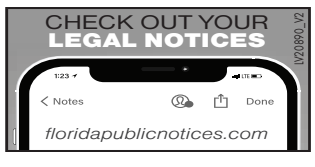
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ALEXIS AUTO SALES AND AUTO REPAIR located at 2308 FOWLER ST in the City of FORT MYERS, Lee, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of April, 2026

QUALITY MOTORS TRUCK CENTER CORP.

MIGUEL ALBERTO SANSO

May 1, 2026 26-01654L



FIRST INSERTION

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of Renaissance Community Development District ("District") has scheduled a regular meeting on May 11, 2026 at 9:00 a.m., at the Offices of Cole, Scott & Kissane, 5220 Summerlin Commons Boulevard, Suite 201A, Fort Myers, FL 33907.

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

There may be occasions when one or more Supervisors may participate by remote communications technology. At the meeting location, there may be present communications technology so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by remote communication technology.

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

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

District Manager, Mandie Rainwater

Renaissance Community Development District

May 1, 2026 26-01634L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. May 19, 2026 at 11:45 AM.**

Derek Sherrill - Christmas decorations

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 1, 8, 2026 26-01606L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jeanine Jennings / PELICAN PRESERVE COMMUNITY ASSOCIATION, INC. will engage in business under the fictitious name PELICAN OASIS SPA, with a physical address 10561 Veneto Drive Fort Myers, Florida 33913, with a mailing address 10561 Veneto Drive Fort Myers, Florida 33913, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 1, 2026 26-01609L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/15/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2007 THOR recreational vehicle bearing vehicle identification number 4X4FTHE237N008983 and all personal items located inside the recreational vehicle. Last Tenant: Andrew Scott Fredlund and Carol Fredlund. Sale to be held at: Siesta Bay RV Resort, 19333 Summerlin Road, Fort Myers, Florida 33908 Telephone: 239-466-8988.

May 1, 8, 2026 26-01604L

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 Altura Consulting located at 400 N Tampa St Ste 1550 # 877281, in the County of Lee, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 27th day of April, 2026.

ALTURA HEALTH CONSULTING LLC

May 1, 2026 26-01653L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. May 19, 2026 at 11:45 AM.**

Refinery Number One LLC - TOWELS

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 1, 8, 2026 26-01603L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 5/21/26 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Sally Egbert (2 Units); Curtis Kastl (4 Units). This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

May 1, 8, 2026 26-01605L

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 22nd, 2026 @ 10:00 AM at each individual repair facility. 41831 2013 GMC VIN#: 1GKKVSKD5DJ258699 Repair Facility: Lou's Total Car Care Inc 4531 S Cleveland Ave Fort Myers 239-278-1682 Lien Amt $2,295.06

May 1, 2026 26-01607L

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 STRATEGIC VENTURE STUDIO located at 6831 Palisades Park Ct Ste 2 in the City of Fort Myers, Lee, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of April, 2026

Zamir Mendez

May 1, 2026 26-01610L

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 Northpoint Roofing Systems located at 15245 S. Tamiami Trail Suite 11 in the City of Fort Myers, Lee, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of April, 2026

Roofing Integration Holdings, LLC

May 1, 2026 26-01655L

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 GBH Solutions Group located at 3236 Forum Blvd., #1028 in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of April, 2026

Georgia Bryce-Hutchinson

May 1, 2026 26-01657L

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 133 Pictures located at 19537 Lost Creek Dr, in the County of Lee, in the City of Estero, Florida 33967 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Estero, Florida, this 27 day of April, 2026

Life's A Bike LLC

May 1, 2026 26-01656L

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 Susan Evans Photography LLC located at 20849 Corkscrew Shores Blvd in the City of Estero, Lee, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of April, 2026

The Daily Artisan LLC

Susan Evans

May 1, 2026 26-01660L

FIRST INSERTION

NOTICE OF ACTION

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

CASE No.: 26-CA-001221

J L ROBERTS FAMILY PROPERTIES LLC,

Plaintiff, vs.

SHANI M. VICKERMAN,

Defendant,

TO: SHANI M. VICKERMAN, and all others claiming by, through and under SHANI M. VICKERMAN,

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

East 1/2 of Lot 1, Block 26, Unit 7, Section 25, Township 44 South, Range 27 East, Lehigh Acres, according to the Plat thereof recorded in Plat Book 15, Page 37, in the Public Records of Lee County, Florida a/k/a 3602 E 7th St, Lehigh Acres, FL 33972.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 01, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

DATED this 21 day of April 2026.

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

J.D. Manzo,
of Manzo & Associates, P.A.,
Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692

May 1, 8, 15, 22, 2026 26-01595L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

File No. 26-CP-1161

Division: Probate

IN RE: ESTATE OF JOHN P. GREEN, JR. Deceased.

The administration of the estate of John P. Green, Jr., deceased, whose date of death was January 4, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Kathleen J. Green
3145 West Gulf Dr., Unit 104
Sanibel, Florida 33957
Florida Trust Wealth Management
By: T. John Costello, Jr.,
Senior Vice President
13525 Bell Tower Dr.,
Fort Myers, FL 33907

Attorney for Personal Representative:
Hayley E. Donaldson, Attorney
Florida Bar Number: 1002236
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbshlaw.com
Secondary E-Mail:
tcorsini@sbshlawfirm.com

May 1, 8, 2026 26-01629L

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-CP-001058

IN RE: ESTATE OF JOHN D. MARTIN 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 John D. Martin, deceased, File Number 26-CP-001058, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was February 3, 2026; that the total value of the estate is $10,000.00, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Carole M. Martin
26959 Morton Grove Dr.
Bonita Springs, FL 34135

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

The date of first publication of this Notice is May 1, 2026.

Person Giving Notice
Carole M. Martin
26959 Morton Grove Dr.
Bonita Springs, FL 34135

Attorney for Person Giving Notice:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Suite 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com

May 1, 8, 2026 26-01601L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

File No. 26-CP-1167

Division: Probate

IN RE: ESTATE OF BRUCE M. MORTON Deceased.

The administration of the estate of Bruce M. Morton, deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Kimberlee Morton
3011 Kingbird Ct.
Naperville, IL 60564

Attorneys for Personal Representative:
Janet M. Strickland, FL Bar No. 137472
Neva K. Torres, FL Bar No. 1049725
Law Office of Strickland & Torres, P.A.
2340 Periwinkle Way, Suite J-1
Sanibel, FL 33957
Telephone: (239) 472-3322
E-Mail: jms@sanibellaw.net
Secondary E-Mail:
neva@sanibellaw.net
Tertiary E-Mail: jms3@sanibellaw.net

May 1, 8, 2026 26-01602L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1234
Division Probate
IN RE: ESTATE OF CAROL MILDRED FEENEY A/K/A CAROL M. FEENEY Deceased.

The administration of the estate of Carol Mildred Feeney a/k/a Carol M. Feeney, deceased, whose date of death was February 27, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Personal Representative:
Kevin M. Feeney
19607 Lost Creek Dr.
Estero, Florida 33967
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
May 1, 8, 2026 26-01633L

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000859
Division Probate
IN RE: ESTATE OF NADINE SHARON CARNELL A/K/A NADINE CARNELL 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 NADINE SHARON CARNELL, deceased, File Number 26-CP-000859, 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 23, 2026; that the total value of the estate is $00.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Bradley James Carnell-Jackson
14465 Indigo Lakes Circle
Naples , FL 34119

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 1, 2026.

Person Giving Notice:
Bradley James Carnell-Jackson
14465 Indigo Lakes Circle
Naples, Florida 34119
Attorney for Person Giving Notice
Alexandra Kane
Attorney for Petitioner
Florida Bar Number: 1039243
GOODWIN LAW PA
9955 Tamiami Trail North, Suite 4
NAPLES, FL 34108
Telephone: (239) 207-3403
E-Mail: alexandra@glpa.law
Secondary E-Mail: matt@glpa.law
May 1, 8, 2026 26-01600L

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-1224
Division: Probate
IN RE: ESTATE OF DOROTHEA KRAFT, 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 Dorothea Kraft, deceased, File Number 26-CP-1224, 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 November 8, 2025; that the total value of the Estate is $1,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

David Frederick Beshore, as Trustee,
477 Dowsville Rd.,
South Duxbury, VT 05660

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 May 1, 2026.

Person Giving Notice:
David Frederick Beshear
477 Dowsville Rd.
South Duxbury, VT 05660
Attorney for Person Giving Notice:
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
4903-3501-2765, v. 1
May 1, 8, 2026 26-01627L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-962
IN RE: ESTATE OF PAUL RUSSELL PERKINS a/k/a PAUL PERKINS, Deceased.

The administration of the estate of Paul Russell Perkins a/k/a Paul Perkins, 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 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Juana Perkins
Personal Representative
1222 NE 19th Ave
Cape Coral, FL 33909
Attorneys for Personal Representative:
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
May 1, 8, 2026 26-01628L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE ACTION
Case No.: 26-CP-001255
IN RE: ESTATE OF: CARL FREDERICK STANLEY, Deceased.

The administration of the Estate of CARL FREDERICK STANLEY, whose date of death was December 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The 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 THREE (3) MONTHS AFTER THE TIME OF 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 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 FOURTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 1, 2026.

AUSTIN HODGES, Petitioner
Carlena E. Hull
Attorney for Petitioner(s)
Florida Bar No.: 1024079
9240 Bonita Beach Rd., Suite 1117
Bonita Springs, FL 34135
Telephone: (239)220-3100
Email: carlena@costpluslegal.com
Secondary Email:
costpluslegal@gmail.com
May 1, 8, 2026 26-01662L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
FILE NO. 26-CP-1024
PROBATE DIVISION
IN RE: ESTATE OF HAROLD CLARK KENYON a/k/a HAROLD C. KENYON, Deceased.

The administration of the estate of Harold Clark Kenyon a/k/a Harold C. Kenyon, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Kim Louise Pantano
Personal Representative
34 Vernwood Drive
Vernon, CT 06066
Attorney for Personal Representative:
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
May 1, 8, 2026 26-01632L

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-1302
IN RE: ESTATE OF CRAIG DELEPPO, Deceased.

The administration of the Estate of CRAIG DELEPPO, deceased, whose date of death was April 7, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The first publication of this notice is May 1, 2026.

RONALD DELEPPO
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
May 1, 8, 2026 26-01663L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP- 1200
IN RE: ESTATE OF CIRO JERRY GALANO, Deceased.

The administration of the estate of Ciro Jerry Galano, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representatives, and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is May 1, 2026.

Signed on this 9th, day of April, 2026.

Joseph M. Galano,
Co-Personal Representative
29 Glen Hill Lane,
Tarrytown, NY 10591
Edward V. Smith
Edward V. Smith
Attorney for Personal Representative
Email Addresses:
ed@smitheplaw.com
info@smitheplaw.com
5147 Castello Drive
Naples, FL 34103
Telephone: (239) 330-6163
May 1, 8, 2026 26-01649L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File Number: 25-CP-2557
Division Probate
IN RE: ESTATE OF Nicolo Lagrasta, Deceased.

The administration of the Estate of Nicolo Lagrasta, deceased, File Number 25-CP-2557, whose date of death is March 25th, 2025 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Court, Attention: Lee County Clerk of Courts, P.O. Box 9346, Ft. Myers, Fl 33902. The estate is testate. The name and address of the personal representatives and of the personal representative's attorneys are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this Court ON OR BEFORE 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.

Persons having claims against the estate who are not known to the personal representative and whose names or addresses are not reasonably ascertainable, and all other creditors not previously described above, MUST FILE ALL CLAIMS AGAINST THE ESTATE WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS.732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

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

Date of the first publication of this notice to creditors: May 1, 2026.

Linda P. McKelvey
11641 Red Hibiscus, Dr.
Bonita Springs, FL 34135
Lisa Dollard
5247 Coral Wood Dr.
Naples, FL 34119
Frank P. Murphy, Esq.,
Attorney for Petitioner
Florida Bar No. 400386;
Desigt'd email address:
frank@frankmurphyattycpa.com
9220 Bonita Beach Road, Suite 200
Bonita Springs, Florida 34135
Direct cell #: (239) 404-6852;
Office: (239)390-2077;
Fax: (239)947-6791
Robin Merriman,
Attorney for co-petitioner
9200 Estero Park Commons Blvd, #4
Estero, FL 33928
May 1, 8, 2026 26-01631L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-792
Division Probate
IN RE: ESTATE OF WILLIAM TERRY HAMMOND Deceased.

The administration of the estate of William Terry Hammond, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 May 01, 2026.

Personal Representative:
Jo-Anne Carol Hayden
162a Washington Circle
Woburn, Massachusetts 01801
Attorney for Personal Representative:
/s/Wess M. Jacobs
Wess M. Jacobs
Attorney for Jo-Anne Carol Hayden
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:
elizabeth@omplaw.com
May 1, 8, 2026 26-01630L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-837
Division Probate
IN RE: ESTATE OF
BARBARA A PARSONS A/K/A
BARBARA ANN PARSONS
Deceased.

The administration of the estate of Barbara A Parsons a/k/a Barbara Ann Parsons, deceased, whose date of death was January 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.

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 May 01, 2026.

Personal Representative:
Particia E. Henry
20150 Langford Rd
Alva, Florida 33920
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
May 1, 8, 2026 26-01650L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1223
Division PROBATE
IN RE: ESTATE OF
MILA J. MILENKOVICH
Deceased.

The administration of the estate of MILA J. MILENKOVICH, deceased, whose date of death was January 21, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., 1st and 2nd Floors, Fort Myers, FL 3390. 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 May 1, 2026.

Personal Representative:
MILOS P. MILENKOVICH
1175 Woodcreek Ln.
Hoffman Estates, Illinois 60169
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm P.A.
3201 Tamiami Trail North, 2nd Floor
Naples, FL 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
May 1, 8, 2026 26-01651L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001108
IN RE: ESTATE OF
MILDRED E. DALRYMPLE
Deceased.

The administration of the estate of Mildred E. Dalrymple, deceased, whose date of death was March 11, 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 May 1, 2026.

Personal Representative:
Cathy B. Tileston
8901 Donna Lu Drive
Odessa, Florida 33556
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
May 1, 8, 2026 26-01665L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1248
Division Probate
IN RE: ESTATE OF
ROSA MERCEDES DICENSO
Deceased.

The administration of the estate of Rosa Mercedes DiCenso, deceased, whose date of death was April 28th, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 May 1, 2026.

Personal Representative:
Stephen DiCenso
10181 Classic Oak Road North,
Jacksonville, Florida, 32225
Attorney for Personal Representative:
Jonathon C. Elgin
Email Addresses:
elgin@semrohenry.com
fldocs@semrohenry.com
Florida Bar No. 1003247
12858 Banyan Creek Dr Suite 102
Fort Myers, Florida, 33908
Telephone: 239-955-3175
May 1, 8, 2026 26-01652L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000761
Division PROBATE
IN RE: ESTATE OF
RITA R. WAGNER
Deceased.

The administration of the Estate of Rita R. Wagner, deceased, whose date of death was January 10, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 May 1, 2026.

Personal Representative:
Joseph Wagner
26 Day Road, Lyman
Lyman, Maine 04002
Attorney for Personal Representative:
Courtney V. Lovejoy
Attorney for Joseph Wagner
Florida Bar Number: 1010542
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtneyl@trustska.com
01052172.DOC/1
4906-4153-8450, v. 1
May 1, 8, 2026 26-01659L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-001263
IN RE: ESTATE OF
GEORGE FRED WEAVER,
Deceased.

The administration of the estate of GEORGE FRED WEAVER, deceased, whose date of death was March 22, 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 May 1, 2026.

/s/ Alvaro C. Sanchez
Alvaro C. Sanchez, Esq.
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
/s/ Aisha M. Cruz Tirado
Aisha M. Cruz Tirado
Attorney for the Petitioner
1714 Cape Coral Parkway East
Cape Coral, FL 33904
Tel: (239) 542-4733
Fax: (239) 542-9203
FLA BAR NO 1040464
Email: aisha@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
May 1, 8, 2026 26-01664L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION: T
CASE NO.: 25-CA-006646
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
ERNESTO JAIME LOPEZ A/K/A ERNESTO LOPEZ; DEBORAH LOPEZ; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 28 day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 69 AND 70, BLOCK 5783, CAPE CORAL UNIT 88, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 127, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 2128 NE 40TH ST, CAPE CORAL, FL 33909

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

Dated this 04/24/2026.

KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: T Mann
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-02690
May 1, 8, 2026 26-01625L

FIRST INSERTION

CORRECTED NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-004912
SECURITY CAPITAL VENTURES, LLC a Florida limited liability company,
Plaintiff, vs.
LISA B HOMES, LLC, a Florida limited liability company, TOMASZ TUTAJ, AMERICAN BUILDERS & CONTRACTORS SUPPLY CO. INC., a foreign business corporation, ALBERTO ARGUELLES, SABRINA ARGUELLES, THOMAS W. FORSTER II, VANESSA M. FORSTER, ZACHARY WALTON, DOMINIQUE GUERRA AUDLEY C. JUMPP and ANNA L. JUMPP,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 27, 2026 and entered in Case No. 25-CA-00912, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein SECURITY CAPITAL VENTURES, LLC is Plaintiff and LISA B HOMES, LLC, TOMASZ TUTAJ, AMERICAN BUILDERS & CONTRACTORS SUPPLY CO. INC., ALBERTO ARGUELLES, SABRINA ARGUELLES, THOMAS W. FORSTER II, VANESSA M. FORSTER, ZACHARY WALTON, DOMINIQUE GUERRA, AUDLEY C. JUMPP and ANNA L. JUMPP are Defendants, KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM at 9:00 A.M. on May 28, 2026, the following described property as set forth in said Final Judgment, to wit:

27521 and 27541 Idaho Street, Bonita Springs, FL 34135

Lot 15 and 16, Block 36, Heitman's Bonita Springs according to the plat thereof as recorded in Plat Book 6, Page 24, of the Public Records of Lee County, Florida.

Parcel STRAP Number 35-47-25-B4-00236.0160 and 35-47-25-B4-00236.0150

Folio Number 10613513 and 10613512

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 04/27/2026

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

Submitted by:
Mark D. Feinstein, Esq.
Feinstein & Sorota, P.A.
Attorneys for Plaintiff
600 Corporate Drive, Suite 320
Fort Lauderdale, FL 33334
Tel: (954) 617-1500
Fax: (954) 617-4100
Designated service e-mails:
fspa@fspalaw.com;
pleadings@fspalaw.com
May 1, 8, 2026 26-01642L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-004740
SECURITY CAPITAL VENTURES, LLC a Florida limited liability company,
Plaintiff, vs.
605 HARBOUR DRIVE, LLC, a Florida limited liability company, RAYMOND BUILDING SUPPLY, LLC, a Florida limited liability company, TOMASZ TUTAJ, JOSEPH B. WILLEY, GREGORY DAVIS and JANET DAVIS,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 27, 2026 and entered in Case No. 25-CA-004740, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein SECURITY CAPITAL VENTURES, LLC is Plaintiff and 605 HARBOUR DRIVE, LLC, RAYMOND BUILDING SUPPLY, LLC, TOMASZ TUTAJ, JOSEPH B. WILLEY, GREGORY DAVIS and JANET DAVIS are Defendants, KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM at 9:00 A.M. on May 28, 2026, the following described property as set forth in said Final Judgment, to wit:

PARCEL 1:

Lot 6, Coconut Grove of Bonita Springs, according to the map or plat thereof as recorded in Plat Book 78, Page 42, Public Records of Lee County, Florida. Address: 10001 Anthony Michael Cir. Bonita Springs, FL 34135
Strap #
35-47-25-B1-02700.0060

PARCEL 2:

Lot 5, Coconut Grove of Bonita Springs, according to the map or plat thereof as recorded in Plat Book 78, Page 42, Public Records of Lee County, Florida. Address: 10011 Anthony Michael Cir. Bonita Springs, FL 34135
Strap #
35-47-25-B1-02700.0050

PARCEL 3:

Lot 4, Coconut Grove of Bonita Springs, according to the map or plat thereof as recorded in Plat Book 78, Page 42, Public Records of Lee County, Florida. Address: 10021 Anthony Michael Cir. Bonita Springs, FL 34135
Strap #
35-47-25-B1-02700.0040

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 04/27/2026

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

Submitted by:
Mark D. Feinstein, Esq.
Feinstein & Sorota, P.A.
Attorneys for Plaintiff
600 Corporate Drive
Suite 320
Fort Lauderdale, FL 33334
Tel: (954) 617-1500
Fax: (954) 617-4100
Designated service e-mails:
fspa@fspalaw.com;
pleadings@fspalaw.com
May 1, 8, 2026 26-01645L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
Case No. 26-CA-002256
FUBAR ASSETS, a Florida limited liability company,
Plaintiff, v.
ARTHUR W. HALL and IRENE E. HALL,
Defendants.

STATE OF FLORIDA
To: Arthur W. Hall and Irene E. Hall

YOU ARE NOTIFIED that an action to partition the following property in Sarasota County, Florida:

LEHIGH ACRES UNIT 6 BLK 67 PB 15 PG 58 LOT 2
a.k.a. 2617 70th Street W, Le-High Acres, FL 33971

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before June 03, 2026 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 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 24 day of April, 2026.

Kevin C. Karnes
CLERK OF THE COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

Vestalia Aylsworth, Esq.,
Plaintiff's attorney,
21101 SW 198th Ave,
Miami, FL 33187
May 1, 8, 15, 22, 2026 26-01620L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-005217
DIVISION: Q
Truist Bank
Plaintiff, -vs.-
Michael George Cross a/k/a Michael Cross; Unknown Spouse of Michael George Cross a/k/a Michael Cross; United States of America Acting through Secretary of Housing and Urban Development; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-005217 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Truist Bank, Plaintiff and Michael George Cross a/k/a Michael Cross are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on May 14, 2026, the following described property as set forth in said Final Judgment, to-wit:

Property Address: 940 Ardmore Street, Lehigh Acres, FL 33974

a. Legal Description: LOT 50, BLOCK 10, UNIT 2, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE(S) 22, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

b. Parcel ID No. 23-45-27-L1-02010.0500

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

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

Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
25-334039 FC01 SUT
May 1, 8, 2026 26-01614L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-004890
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
THOMAS JAMES MAIALE JR, JACLYN DANIELLE SCOTT-MAIALE A/K/A JACLYN SCOTT MAIALE, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 20th day of April, 2026, and entered in Case No. 25-CA-004890, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JACLYN DANIELLE SCOTT-MAIALE A/K/A JACLYN SCOTT MAIALE, THOMAS JAMES MAIALE JR., UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, LEE COUNTY, FLORIDA, DANFORTH LAKES HOMEOWNERS` ASSOCIATION, INC. AND UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 AM on the 4th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 117, BLOCK C, DANFORTH LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 60 THROUGH 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Property address: 8904 Cedar Hollow Dr, Fort Myers, FL 33912

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 23 day of April, 2026.

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

Submitted by:
TROMBERG, MILLER, MORRIS & PARTNERS, PLLC
ATTORNEY FOR PLAINTIFF
600 WEST HILLSBORO BOULEVARD, SUITE 600
DEERFIELD BEACH, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
23FL373-0299
May 1, 8, 2026 26-01623L

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45[1]
(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 22nd day of April 2026.
04/23/2026

[1] Amended for the sole purpose to correct the county of Business Observer.

Kevin C. Karnes
Clerk of Court
(SEAL) T Mann
Deputy Clerk
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
67181721 v1
May 1, 8, 2026 26-01612L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-005447
DIVISION: G
Lakeview Loan Servicing, LLC
Plaintiff, -vs.-
Philip J. Martin; Melissa L. Martin; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-005447 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Lakeview Loan Servicing, LLC, Plaintiff and Philip J. Martin are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on May 14, 2026, the following described property as set forth in said Final Judgment, to-wit:

Property Address: 213 Southwest 19th Terrace, Cape Coral, FL 33991

a. Legal Description: LOTS 57 AND 58 , BLOCK 3097, UNIT 62, CAPE CORAL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 21 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

b. Parcel ID No. 26-44-23-C2-03097.0570

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

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
25-333937 FC01 CXE
May 1, 8, 2026 26-01611L

FIRST INSERTION

AMENDED 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, et. al.
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated April 7, 2026 and Amended Final Judgment of Foreclosure and Damages dated April 22, 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.

Dated this 23rd day of April 2026.

Kevin C. Karnes
Clerk of Court
(SEAL) T Mann
Deputy Clerk
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
67192587 v1
May 1, 8, 2026 26-01622L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CC-5230
CROSS CREEK OF FORT MYERS CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
PATRICIA O'TOOLE, TRUSTEE UNDER THE PATRICIA L. O'TOOLE PERSONALTY REVOCABLE LIVING TRUST, DATED DECEMBER 19, 2017, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 26, 2026, and entered in Case No. 25-CC-5230 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein CROSS CREEK OF FORT MYERS CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Patricia O'Toole, trustee under The Patricia L. O'Toole Personalty Revocable Living Trust, Dated December 19, 2017 are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 28th day of May, 2026 the following described property as set forth in said Final Judgment, to wit:

Unit 3403, Building 4, of Cross Creek of Fort Myers Condominium, Phase 4, together with the undivided share of the common elements as defined in and in accordance with the Declaration of Condominium thereof as recorded in Official Record Book 1761, Pages 513 through 586, inclusive, and amended, in Official Record Book 1764, Page 2053, Official Record Book 1770, Page 1069, Official Record Book 1774, Page 4519. Official Record Book 1788, Page 2358, Official Record Book 1803, Page 1898, Official Record Book 1822, Page 1658, Official Record Book 1835, Page 617, Official Record Book 1835, Page 621, Official Record Book 1836, Page 253 and Official Record Book 1855, Page 752 and subject to the Master Association Declaration of Covenants, Conditions and Restrictions as recorded in Official Record Book 1760, Pages 2417 through 2515, inclusive, and amended in Official Record Book 1812, Page 306 all in the Public Records of Lee County, Florida.

A/K/A: 13288 White Marsh Lane #3, Unit #3, 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 04/22/2026.

KEVIN C. KARNES,
as Clerk of said Court
(SEAL) By: T Mann
As Deputy Clerk

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
Carolyn C. Meadows, Esq.
Florida Bar #92888
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
C10272/421860/30884454
May 1, 8, 2026 26-01599L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-006440
SERVBANK, SB,
Plaintiff, v.
EDWARD DAVENPORT III, et al.,
Defendants.

NOTICE is hereby given that, Kevin C. Karnes Clerk of the Circuit Court of Lee County, Florida, will on June 4, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

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

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

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

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

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

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

WITNESS my hand and official seal of this Honorable Court this 04/22/2026.

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

Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
May 1, 8, 2026 26-01598L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-005882
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
A & K REAL ESTATE ADVISORS LLC, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2026, and entered in 25-CA-005882 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and A & K REAL ESTATE ADVISORS LLC; KHAI T. HUYNH 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 21, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9 AND 10, BLOCK 1334, CAPE CORAL UNIT 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 1823 SE 4TH ST, CAPE CORAL, FL 33990

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 04/24/2026.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-354069 - MaM
May 1, 8, 2026 26-01637L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-004497
Truist Bank
Plaintiff, -vs.-
Denise McGlothlin; Unknown Spouse of Denise McGlothlin; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-004497 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Truist Bank, Plaintiff and Denise McGlothlin are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on May 14, 2026, the following described property as set forth in said Final Judgment, to-wit:

Property Address: 3023 38th Street Southwest, Lehigh Acres, FL 33976

a. Legal Description: LOT 5, BLOCK 15, LEHIGH ACRES, UNIT 2, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

b. Parcel ID No. 12-45-26-02-00015.0050

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

04/23/2026

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

Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
25-333791 FC01 SUT
May 1, 8, 2026 26-01615L

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 25-CC-008164
TOWN LAKES HOMEOWNERS ASSOCIATION, INC., a Florida Not for Profit Corporation,
Plaintiff, v.
ELELA M. ANDERSON,
Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on April 23, 2026, in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Circuit Court, will sell the property situated in Lee County, Florida, legally described as:

Lot 9, Block 1, Town Lakes Phase 1, according to the Plat thereof as recorded in Plat Book 71, Page 10, of the Public Records of Lee County, Florida.

Commonly known as: 8181 Liriope Loop, Lehigh Acres, FL 33972

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on May 28, 2026, at 9:00 A.M.

A copy of this notice shall be published in the Business Observer.

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 04/24/2026.

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

Leland Wilson, Esq., -
Leland@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 339907
May 1, 8, 2026 26-01626L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 26-CA-002046
ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION D/B/A CENDANT MORTGAGE CORPORATION,
Plaintiff, vs.
UNKNOWN HEIRS OF DONALD A. FELLION, ET AL.
Defendants

To the following Defendant(s):
UNKNOWN HEIRS OF DONALD A. FELLION
(CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN

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

LOT 16, 17 AND 18, BLOCK 4, IN BALLARD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A 3915 PEARL STREET, FORT MYERS FL 33903

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 address 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 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 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 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 04/24/2026

Kevin C Karnes
LEE COUNTY CLERK OF COURT
(SEAL) By N Wright-Angad
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE, SUITE #110,
DEERFIELD BEACH, FL 33442
PHH21624-26/cam
May 1, 8, 2026 26-01621L

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-CA-000229
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B
Plaintiff, vs.
GLENNA J. CARROLL; et. al.
Defendant(s).

TO: GLENNA J. CARROLL
Last Known Address: 2515 39th St. SW, Lehigh Acres, FL 33976
Current Address: unknown

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

LOT 2, BLOCK 112, REPLAT OF TRACT R, UNIT 10 & 11, LEHIGH ACRES, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 209, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property address: 2515 39th St. SW, Lehigh Acres, FL 33976

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, 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.

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 said Court this day of 04/24/2026

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

Matthew Leider, Esq.,
Law Offices of Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 N.W. Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
May 1, 8, 2026 26-01617L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(1112 N.W. 28th Avenue, Cape Coral, Florida 33993)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 25-CA-003249
WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity, but solely as Trustee for Residential Mortgage Aggregation Trust,
Plaintiff, v.
VAJESQ LLC, SIX SIGMA ROOFING CONTRACTORS LLC, 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 21, 2026 entered in Case No. 2025-CA-3249 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 VAJESQ LLC 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 June 4, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lots 55 and 56, Block 4044, Unit 56, Cape Coral Subdivision, according to the Map or Plat thereof recorded in Plat Book 19, Pages 107 through 116, inclusive, of the Public Records of Lee County, Florida.
Together with all rents, issues and profits.
Property Address: 1112 N.W. 28th Avenue, 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.

Dated this 24th day of April 2026.
04/24/2026

Kevin C. Karnes
Clerk of Court
(SEAL) T Mann
Deputy Clerk
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
67221214 v1
May 1, 8, 2026 26-01639L

FIRST INSERTION

CORRECTED NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-004868
SECURITY CAPITAL VENTURES, LLC a Florida limited liability company,
Plaintiff, vs.
LISA B HOMES, LLC, a Florida limited liability company, TOMASZ TUTAJ, AMERICAN BUILDERS & CONTRACTORS SUPPLY CO. INC., a foreign business corporation, ALBERTO ARGUELLES, SABRINA ARGUELLES, THOMAS W. FORSTER II, VANESSA M. FORSTER, ZACHARY WALTON, DOMINIQUE GUERRA AUDLEY C. JUMPP, ANNA L. JUMPP and JASON MCLENDON,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 27, 2026 and entered in Case No. 25-CA-004868, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein SECURITY CAPITAL VENTURES, LLC is Plaintiff and LISA B HOMES, LLC, TOMASZ TUTAJ, AMERICAN BUILDERS & CONTRACTORS SUPPLY CO. INC., ALBERTO ARGUELLES, SABRINA ARGUELLES, THOMAS W. FORSTER II, VANESSA M. FORSTER, ZACHARY WALTON, DOMINIQUE GUERRA, AUDLEY C. JUMPP, ANNA L. JUMPP and JASON MCLENDON are Defendants, KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM at 9:00 A.M. on May 28, 2026, the following described property as set forth in said Final Judgment, to wit:

27549 Oregon Street, Bonita Springs, FL 34135
Lots 8 and 9, Block 37, Heitman's Bonita Springs Townsites, according to the map or plat thereof as recorded in Plat Book 6, Page 24, Public Records of Lee County, Florida.
Parcel STRAP Number
35-47-25-B4-00237.0080

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 04/27/2026

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

Submitted by:
Mark D. Feinstein, Esq.
Feinstein & Sorota, P.A.
Attorneys for Plaintiff
600 Corporate Drive, Suite 320
Fort Lauderdale, FL 33334
Tel: (954) 617-1500
Fax: (954) 617-4100
Designated service e-mails:
fspa@fspalaw.com;
pleadings@fspalaw.com
May 1, 8, 2026 26-01643L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3508
Division Probate
IN RE: ESTATE OF AINSLEY GREENWOOD GAUNTLETT
Deceased.

The administration of the estate of Ainsley Greenwood Gauntlett, deceased, whose date of death was April 16, 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.

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 May 1, 2026.

Personal Representative:
David Gauntlett
5170 NW Aljo Court
Port Saint Lucie, Florida 34986
Attorney for Personal Representative:
Michele S. Belmont
Attorney
Florida Bar Number: 52001
Belmont Law Group
8270 College Parkway, #201
Fort Myers, FL 33919
Telephone: (239) 848-6552
E-Mail: michele@belmontesq.com
E-Mail: Noelle@Belmontesq.com
May 1, 8, 2026 26-01671L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001526
HIRA FL 26, LLC,
Plaintiff, v.
JORGE HIDALGO, ESTATE OF JORGE HIDALGO, UNKNOW HEIRS OF JORGE HIDALGO, UNKNOWN SPOUSE OF JORGE HIDALGO, FEDERICO SOSTO, ESTATE OF FEDERICO SOSTO, UNKNOWN HEIRS OF FEDERICO SOSTO and UNKNOWN SPOUSE OF FEDERICO SOSTO,
Defendant.

TO: JORGE HIDALGO
c/o MIAMI INTERNATIONAL ENTERPRISES, INC.
8101 BISCAYNE BLVD #401
MIAMI, FLORIDA 33138
ESTATE OF JORGE HIDALGO
c/o MIAMI INTERNATIONAL ENTERPRISES, INC.
8101 BISCAYNE BLVD #401
MIAMI, FLORIDA 33138
UNKNOWN HEIRS OF JORGE HIDALGO c/o MIAMI INTERNATIONAL ENTERPRISES, INC.
8101 BISCAYNE BLVD #401
MIAMI, FLORIDA 33138
UNKNOWN SPOUSE OF JORGE HIDALGO c/o MIAMI INTERNATIONAL ENTERPRISES, INC.
8101 BISCAYNE BLVD #401
MIAMI, FLORIDA 33138
FEDERICO SOSTO c/o MIAMI INTERNATIONAL ENTERPRISES, INC.
8101 BISCAYNE BLVD #401
MIAMI, FLORIDA 33138
ESTATE OF FEDERICO SOSTO c/o MIAMI INTERNATIONAL ENTERPRISES, INC.
8101 BISCAYNE BLVD #401
MIAMI, FLORIDA 33138
UNKNOWN HEIRS OF FEDERICO SOSTO c/o MIAMI INTERNATIONAL ENTERPRISES, INC.
8101 BISCAYNE BLVD #401
MIAMI, FLORIDA 33138
UNKNOWN SPOUSE OF FEDERICO SOSTO c/o MIAMI INTERNATIONAL ENTERPRISES, INC.
8101 BISCAYNE BLVD #401
MIAMI, FLORIDA 33138

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: LOTS 44 AND 45, BLOCK 2053, UNIT 35, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 74 THROUGH 86, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and 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 of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, 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 day of 04/22/2026,

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: N Wright-Angad
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
May 1, 8, 15, 22, 2026 26-01594L

FIRST INSERTION

NOTICE OF CIVIL ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
SMALL CLAIMS ACTION
CASE NO.: 26-SC-2466
BILL MONTELEONE and JODI MONTELEONE,
Plaintiff, vs.
FATEMA BRAVO and OCTAVIO ANDUJAR,
Defendants.

COMES NOW, the Plaintiff, BILL MONTELEONE and JODI MONTELEONE, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action and is now pending in the County Court of the State of Florida, County of Lee, on February 19th 2026. Case No: 26-SC-2466. The nature and subject of this action is a Small Claim action for damages on the following property in Lee County, Florida:

"LEGAL DESCRIPTION"
Unit 202, Phase 27, Building 27, PALOMA GRANDE, A CONDOMINIUM, according to the Declaration of Condominium as recorded in Instrument No. 2016000183131, and as amended in Instrument No. 2018000175608, of the Public Records of Lee County.
More commonly known as: 26139 Palace Lane, #202, Bonita Springs, FL 34135
Parcel #
24-47-25-B4-28027.0202

You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE of YOUR ADVOCATES, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, Florida 33901, on or before June 01, 2026 of the first date of publication, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901 either before service on Plaintiff's attorney or immediately thereafter.

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

DATED THIS DAY OF 04/22/2026

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

Richard M. Ricciardi, Jr., Esq.
Richard M. Ricciardi, Jr., Esquire
Florida Bar No. 90567
Your Advocates
Attorney for Plaintiff
2050 McGregor Blvd.
Fort Myers, FL 33901
(239) 689-1096 (Telephone)
(239) 791-8132 (Facsimile)
rricciardi@your-advocates.org
May 1, 8, 15, 22, 2026 26-01593L

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-965
IN RE: FORFEITURE OF $32,052.00 U.S. CURRENCY

To: Cynthia Pasillas, address unknown

You are hereby notified that CARMINE MARCENO, as Sheriff of Lee County has filed a forfeiture proceeding in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the $32,052.00 US CURRENCY seized on or about January 15, 2026 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 $32,052.00 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 Office, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this day of 04/22/2026

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

John Holloway, Esquire
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1294
E-mail: JHolloway@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: John Holloway
Florida Bar No.: 876340
May 1, 8, 2026 26-01597L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-006307
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
CRAIG R. BANKS AND JILL C. BANKS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2026, and entered in 25-CA-006307 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and CRAIG R. BANKS; UNKNOWN SPOUSE OF CRAIG R. BANKS; JILL C. BANKS; UNKNOWN SPOUSE OF JILL C. BANKS; TOSCANA AT VASARI VILLAGE 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 21, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 103, BUILDING 18, TOSCANA I AT VASARI, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF THE CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 3760, PAGE 3154, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 12219 TOSCANA WAY 103, BONITA SPRINGS, FL 34135

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 04/24/2026.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-342490 - MaM
May 1, 8, 2026 26-01638L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002281
RJH PROPERTIES LLC,
Plaintiff, v.
BESSIE CAMPBELL, a/k/a BESSIE CAMPBELL BOATWRIGHT, a/k/a BETTY CAMPBELL BOATWRIGHT, AND ALL UNKNOWN HEIRS OF BESSIE CAMPBELL deceased, et al., ADDRESS UNKNOWN
Defendants.

TO: BESSIE CAMPBELL, a/k/a BESSIE CAMPBELL BOATWRIGHT, a/k/a BETTY CAMPBELL BOATWRIGHT
ADDRESS UNKNOWN

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

Commonly known as: 2646 Saint Charles Street, Fort Myers, Florida 33916
Lot Fifteen (15), Block Twenty-Six (26), of Evans plot addition Street Addition to map on the plat thereof on file and recorded in the Office of the Clerk of Circuit of Lee County, Fort Myers, Florida in Plat Book 2 at Page 18.

has been filed against you.

You are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, DONALD ISAAC, ESQ., 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, Florida 33907, On or before June 1, 2026 after first publication, and file the original with the Clerk of this Court either before service or immediately thereafter.

If you fail to do so, a default will be entered against you.

DATED this day of 04/22/2026

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

DONALD ISAAC, ESQ.,
5237 Summerlin Commons Blvd.,
Suite 310,
Fort Myers, Florida 33907
May 1, 8, 15, 22, 2026 26-01596L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-005923
SECURITY CAPITAL VENTURES, LLC a Florida limited liability company,
Plaintiff, vs.
LISA B PARK SHORE, LLC, a Florida limited liability company, AUDLEY C. JUMPP and ANNA L. JUMPP,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 27, 2026 and entered in Case No. 25-CA-005923, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein SECURITY CAPITAL VENTURES, LLC is Plaintiff and LISA B PARK SHORE, AUDLEY C. JUMPP and ANNA L. JUMPP are Defendants, KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM at 9:00 A.M. on May 28, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 22, Spring Ridge I Subdivision, according to the map and replat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida and recorded in Plat Book 42, Pages 54-55, Public Records of Lee County, Florida.

Property Address: 9738 Spring Ridge Circle Estero, FL 33928

Parcel ID No:
34-46-25-E3-0700C.0220

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 04/27/2026

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

Submitted by:
Mark D. Feinstein, Esq.
Feinstein & Sorota, P.A.
Attorneys for Plaintiff
600 Corporate Drive, Suite 320
Fort Lauderdale, FL 33334
Tel: (954) 617-1500
Fax: (954) 617-4100
Designated service e-mails:
fspa@fspalaw.com;
pleadings@fspalaw.com
May 1, 8, 2026 26-01644L

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-004292
THE HARD MONEY PLACE, CORP, a Florida corporation,
Plaintiff, vs.
PRIGERSON HOLDINGS LLC, a Florida limited liability company; et al;
Defendant.

NOTICE IS HEREBY GIVEN pursuant to that Final Summary Judgment of Mortgage Foreclosure dated April 27, 2026 entered in 25-CA-004292 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida wherein THE HARD MONEY PLACE, CORP, a Florida corporation, is the Plaintiff(s) and PRIGERSON HOLDINGS LLC, a Florida limited liability company; and WINMO GROUP LLC, a foreign limited liability company, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 9:00 a.m. on the 28 day of May, 2026 at www.lee.realforeclose.com the following described property as set forth in said Order of Final Judgment, to-wit:

Lots 7 and 8, Block 5431, CAPE CORAL UNIT 90, a Subdivision, according to the plat thereof, as recorded in Plat Book 24, pages 12 through 29, inclusive, of the Public Records of Lee County, Florida

a/k/a 4514 NW 34 St., Cape Coral, FL 33993

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

WITNESS my hand and seal of said Court on 04/27/2026.

KEVIN C. KARNES
Clerk of Court
(SEAL) By: T Mann
as Deputy Clerk

DAVID R. ROY, P.A.
4209 N. Federal Hwy.
Pompano Beach, FL 33064
Tel. (954) 784-2961
Email: david@davidrroy.com
By: David R. Roy
Fla. Bar No. 885193
By: Teyvon Johnson
Fla. Bar No. 1011005
May 1, 8, 2026 26-01646L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-003370
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
JAMES D. HESS A/K/A JAMES HESS; EXTREME FLORIDA ROOFING LLC; UNKNOWN SPOUSE OF JAMES D. HESS A/K/A JAMES HESS; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 21 day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 40 AND 41, BLOCK 213, CAPE CORAL UNIT TWO PART ONE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 129 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS:
227 SE 45TH TER,
CAPE CORAL, FL 33904

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

Dated this 04/27/2026.

KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: T. Mann
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-02372
May 1, 8, 2026 26-01640L

FIRST INSERTION

NOTICE OF ACTION (Quiet Title)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY
CASE NO. 26-CA-1393
TERRENCE BRIGHT,
Plaintiff, vs.
JUMAN SHOBE, SARIAN PROPERTIES, INC., and CIGUANG "CHINO" CHEN,
Defendant.

TO: JUMAN SHOBE
14556 Riverside Drive,
Fort Myers, Florida 33905

YOU ARE NOTIFIED that an action to quiet title as to the following property, located at 407 Baltimore Avenue, Fort Myers, Lee County, Florida 33905, more particularly described as:

Lot (s) 26, 27, 28, 29 and the North 5 feet of Lot 25, Block 1, Baltimore Place Subdivision, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 37, of the Public Records of Lee County, Florida.

has been filed against you in the Circuit Court of Lee County, Florida, and you are required to serve a copy of your written defenses, if any, to it on Darrin R. Schutt, Esq., plaintiff's attorney, whose address is 12601 New Brittany Boulevard, Fort Myers, Florida 33907 (Tel. 239-540-7007), on or before June 03, 2026, and file the original with the Clerk of Court, PO Box 310, Fort Myers, Florida 33902, either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 24, 2026.

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

Darrin R. Schutt, Esq.,
plaintiff's attorney,
12601 New Brittany Boulevard,
Fort Myers, Florida 33907
(Tel. 239-540-7007),
May 1, 8, 15, 22, 2026 26-01619L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-005994
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF MICHAEL COBURN, DECEASED; KATHLEEN COBURN A/K/A KATHLEEN BUCKWALTER; RICHARD W. STOKES; MISTY D. STOKES; MONTABELLE BISHOP; 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):
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF MICHAEL COBURN, DECEASED
(ADDRESS UNKNOWN)
MISTY D. STOKES
(LAST KNOWN ADDRESS)
103 STONEY CREEK RD
HENDERSONVILLE NC 28792
MONTABELLE BISHOP
(LAST KNOWN ADDRESS)
33 SPRUCE PATH LN
HENDERSONVILLE NC 28739

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

LOTS 6 AND 7, BLOCK 16, UNIT NO. 1, FORT MYERS SHORES, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGES 151 THROUGH 154, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 12649 4th St, Fort Myers, FL 33905

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 28 day of April, 2026.

Kevin C Karnes
As Clerk of the Court
(SEAL) By K Shoap
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
May 1, 8, 2026 26-01672L

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45[1]
(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 22nd day of April 2026.
04/23/2026

[1] Amended for the sole purpose to correct the county of Business Observer.

Kevin C. Karnes
Clerk of Court
(SEAL) T Mann
Deputy Clerk
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
67181329 v1
May 1, 8, 2026 26-01613L

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 26-CA-000044
DIVISION: G
Truist Bank
Plaintiff, -vs.-
John R. Nelzy; Malia Ilora; Goodleap, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: John R. Nelzy: 3101 Tena Avenue South, Lehigh Acres, FL 33976
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 an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Lee County, Florida, more particularly described as follows:

LOT 3, BLOCK 31, LEHIGH ACRES UNIT 4, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 97, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

more commonly known as 3101 Tena Avenue South, Lehigh Acres, FL 33976.

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, within thirty (30) days 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 04/24/2026,

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
25-334663 FC01 SUT
May 1, 8, 2026 26-01616L

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 Lloyd Murphy, 6262 SW 50TH TERRACE, Miami, FL 33155 and Samantha Teresa Murphy, 6262 SW 50TH TERRACE, Miami, FL 33155; WEEK: 35; UNIT: 5280L; TYPE: ; TOTAL: $3,480.63; PER DIEM: $1.15; NOTICE DATE: April 21, 2026

OBLIGOR: Douglas Bradford Kniskern, 1529 PASSION VINE CIRCLE, Weston, FL 33326 and Amelia Castrinos Kniskern, 1529 PASSION VINE CIRCLE, Weston, FL 33326; WEEK: 16; UNIT: 5287; TYPE: ; TOTAL: $3,506.72; PER DIEM: $1.16; NOTICE DATE: April 21, 2026

OBLIGOR: Donald John Kessler, 5 WEDGEWOOD LANE, Brookhaven, NY 11719 and Janet Kessler, 5 WEDGEWOOD LANE, Brookhaven, NY 11719; WEEK: 40; UNIT: 5367; TYPE: Annual; TOTAL: $3,481.73; PER DIEM: $1.15; NOTICE DATE: April 21, 2026

OBLIGOR: Lance Robert Steffen, AKA Lance R. Steffen, 60486 PIMA RD, Bend, OR 97702; WEEK: 1; UNIT: 5186; TYPE: ; TOTAL: $3,506.72; PER DIEM: $1.16; NOTICE DATE: April 21, 2026

File Numbers: 26-002597, 26-002600, 26-002599, 26-002604

The default giving rise to these proceedings is the failure of the Obligors (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 Zeppetello, 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
May 1, 8, 2026 26-01661L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 26-CA-001453
NEWREZ LLC,
Plaintiff, v.
DANIELLY ALVES; UNKNOWN SPOUSE OF DANIELLY ALVES; RAMIRO ROSAS CORTES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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):
DANIELLY ALVES
(RESIDENCE UNKNOWN)
and
UNKNOWN SPOUSE OF DANIELLY ALVES
(RESIDENCE UNKNOWN)
and
RAMIRO ROSAS CORTES
(RESIDENCE UNKNOWN)

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

LOTS 9 AND 10, BLOCK 2501, CAPE CORAL UNIT 36, PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 87 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 1825 NE 5th Ct, Cape Coral, FL 33909

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 04/24/2026,

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
May 1, 8, 2026 26-01618L

--- ACTIONS / SALES ---

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 DIVISION
CASE NO.: 24-CA-7723
RONALD F. LASCELLES, INDIVIDUALLY and AS TRUSTEE OF THE RONALD F. LASCELLES TRUST DATED 4/27/2016,
Plaintiff, v.
EDWIN OMAR TORRES, UNKNOWN SPOUSE OF EDWIN OMAR TORRES, BEVERLYN ROLON, and UNKNOWN SPOUSE OF BEVERLYN ROLON,
Defendants.

NOTICE IS HEREBY given as required by a Final Judgment of Mortgage Foreclosure entered in Case No. 24-CA-7723 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where RONALD F. LASCELLES, INDIVIDUALL and AS TRUSTEE OF THE RONALD F. LASCELLES TRUST DATED 4/27/2016, is the Plaintiff and EDWIN OMAR TORRES and BEVERLYN ROLON are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on June 11, 2026, the following described property in accordance with the Final Judgment of Mortgage Foreclosure:

Lots 1 & 2, Block 5630, Unit 85, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 24, Page(s) 49 through 58, inclusive, of the Public Records of Lee County, Florida.

Parcel I.D. Number: 20-43-24-C4-05630.0010

Property address: 1622 NE 33rd Terrace, 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 in accordance with Florida Statutes, Section 45.031.

Dated this 04/23/2026.

CLERK OF THE CIRCUIT COURT
KEVIN C. KARNES
Lee County Clerk of Court
(SEAL) By: T Mann
as Deputy Clerk

Howard Freidin, Esq.
Freidin & Inglis, P.A.
2245 McGregor Boulevard
Fort Myers, FL 33901
howard@filegal.com
May 1, 8, 2026 26-01624L

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-002971
IN RE: The Marriage of Christopher Michael Larson
Petitioner
and
Kathleen Rachelle Larson
Respondent

TO: Kathleen Rachelle Larson
1501 Paris Avenue, Hannibal, Missouri 63401

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 Christopher Michael Larson whose address is 2570 Highway 97S, Cantonment, Florida 32533 on or before 06/03/2026, 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: 04/24/2026

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

May 1, 8, 15, 22, 2026 26-01666L

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-000963
WILLOW CREEK PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation
Plaintiff, vs.
JEANNETTE P. FLINDERS, UNKNOWN SPOUSE OF JEANNETTE P. FLINDERS, and UNKNOWN TENANT(S)/ OCCUPANT(S),
Defendants.

TO: JEANNETTE P. FLINDERS, UNKNOWN SPOUSE OF JEANNETTE P. FLINDERS AND UNKNOWN TENANT(S) / OCCUPANT(S)
Last Known Addresses:
13792 Fern Trail Drive,
North Fort Myers, FL 33903

YOU ARE NOTIFIED that the instant action has been filed 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:

Lot 80, Willow Creek Subdivision, according to the map or plat thereof as recorded in Plat Book 43, Pages 1 through 3, inclusive, of the Public Records of Lee County, Florida. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Parcel ID #09-44-24-27-00000.0800

Property Address:
13792 Fern Trail Drive,
North Fort Myers, FL 33903

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this 27 day of April, 2026.

KEVIN C. KARNES,
CLERK OF THE COURT
(SEAL) By N Wright-Angad
As Deputy Clerk

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Boulevard,
Ft. Myers, FL 33901
May 1, 8, 2026 26-01658L

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-667
PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, v.
DAVE MILLER, UNKNOWN SPOUSE OF DAVE MILLER, STATE OF FLORIDA DEPARTMENT OF REVENUE, LEE COUNTY CLERK OF COURT, LEE COUNTY FLORIDA, UNITED STATE OF AMERICA O/BO/ INTERNAL REVENUE SERVICE, STACY R. SCHWARTZ, And UNKNOWN TENANT(S)/OCCUPANT(S),
Defendants.

TO: STACY R. SCHWARTZ
Last Known Address: 7741 Knightwing Cir, Fort Myers, FL 33912

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:

Lot No. 189 of PORTICO PHASE I, according to the Plat thereof, as recorded in Instrument No. 2006000411756, of the Public Records of Lee County, Florida. Parcel ID #33-43-26-01-00000.1890

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this day of 04/29/2026

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

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Boulevard,
Ft. Myers, FL 33901
KMace@gadclaw.com;
kgermanis@gadclaw.com;
rrichards@outlook.com
May 1, 8, 2026 26-01676L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-005243
CMG MORTGAGE, INC.,
Plaintiff, vs.
TAIMARA DOMINGUEZ AGUIAR, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on April 27, 2026, in Case No. 25-CA-005243 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein CMG MORTGAGE, INC is Plaintiff, and TAIMARA DOMINGUEZ AGUIAR and RAVEN COVE CONDOMINIUM ASSOCIATION, INC are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 11th day of June, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 3, OF RAVEN COVE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1611, PAGE 973, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Also known as 1005 SE 40TH ST, UNIT 3, CAPE CORAL, FL 33904

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

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

Dated: 04/27/2026

Kevin Karnes
Clerk of Court, Lee County
(SEAL) By: T Mann
Deputy Clerk of Court

May 1, 8, 2026 26-01647L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-1127
IN RE: ESTATE OF RAYMOND JOSEPH MITCHELL a/k/a RAYMON MITCHELL,
Deceased.

The administration of the estate of Raymond Joseph Mitchell a/k/a Raymond Mitchell, 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 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 1, 2026.

Terri Creasy
Personal Representative
1511 W Division Rd
Tipton, IN 46072

Attorney for Personal Representative:
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
May 1, 8, 2026 26-01678L

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-001244
CITIZENS BANK, N.A.,
Plaintiff, vs.
GRACE KO; JOONG JAE KIM,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated December 30, 2025, and entered in Case No. 25-CA-001244 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein Citizens Bank, N.A., is Plaintiff and Grace Ko; Joong Jae Kim, are Defendants, the Office of the Clerk of Kevin Karnes, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 28th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

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

Property Address: 403 SW 28th Place, Cape Coral, Florida 33991

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

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

Dated: 04/27/2026

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

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400034
May 1, 8, 2026 26-01641L

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-006795
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2025-1 MORTGAGE LOAN TRUST,
Plaintiff, vs.
MAROSESLEGACY, LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated April 23, 2026, entered in Civil Case No.: 25-CA-006795 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2025-1 MORTGAGE LOAN TRUST, Plaintiff, and MAROSESLEGACY, LLC, is Defendant.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 28th day of May, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 76, PINELAKE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 39 AND 40, 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 04/29/2026.

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

Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030;
Facsimile: (954) 420-5187
25-52373
May 1, 8, 2026 26-01667L

FIRST INSERTION

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

The Regular Meeting of the Board of Supervisors (Board) of the MOODY RIVER ESTATES Community Development District (CDD) will take place on Thursday, May 21, 2026 at 1:00 p.m. at the Clubhouse at Moody River Estates, 3050 Moody River Boulevard, North Fort Myers, Florida 33903.

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

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

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

Mandie Rainwater
District Manager
May 1, 2026 26-01686L

FIRST INSERTION

Stoneybrook North Community Development District
Request for Proposals for Landscape and Irrigation Maintenance Services

The Stoneybrook North Community Development District (the "**District**") hereby requests proposals to provide services relating to landscape and irrigation maintenance services, as more specifically set forth in the Project Manual.

The Project Manual will be available beginning on **Monday, May 4, 2026 at 9:00 a.m. (EST).** The Project Manual will be available by emailing the District Admin, April Barliso at abarliso@hikai.com. The Project Manual will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form and a form of the Agreement.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District pursuant to the Evaluation Criteria contained within the Project Manual and its adopted Rules of Procedure. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (i) Proposer must be fully licensed in the state of Florida and insured and (ii) Proposer must have recent experience with other communities of a similar nature, size and amenity level to the Stoneybrook North CDD project, with verifiable references on those projects.

There will be a mandatory pre-proposal meeting on **Tuesday, May 19, 2026, at 10:00 a.m. (EST)** at Bridgewater Lagoon, 8630 Sunny Page Lane, Fort Myers, FL 33917. All questions relative to this project must be directed in writing to the District Admin, April Barliso at abarliso@hikai.com. **The deadline for submitting questions relative to this project is Friday, June 5, 2026, at 5:00 p.m. (EST).**

Firms desiring to provide services for this project must submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) digital PDF copy of the required proposal **no later than 12:00 p.m. (EST) on Friday, June 12, 2026**, at the office of Kai located at 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 OR by emailing District Admin, April Barliso at abarliso@hikai.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the District and the project. Proposals will be opened the same day at 12:30 p.m. at the Kai office listed above. The District will also offer a virtual option for attendance at the Proposal opening to be provided in the bid package or by request to April Barliso at abarliso@hikai.com. At the Proposal opening, the name of each proposer and price submitted on the Official Bid Proposal Form will be announced. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Any protest regarding the terms of the Project Manual, or any component thereof, must be filed in writing with the District Admin within seventy-two (72) hours after the Project Manual is made available and a formal written protest with the District must be made within seven (7) calendar days after the date of timely filing the initial notice of protest. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Stoneybrook North Community Development District
Audette Bruce, District Manager
May 1, 2026 26-01685L

FIRST INSERTION

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

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on May 28, 2026 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

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

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

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

District Manager
May 1, 2026 26-01684L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-006298
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
ERIC REEVES, et al.,
Defendants.

TO: Brian Sujevich
5720 Zip Drive
Fort Myers, FL 33905
Brian Sujevich
696 106th Ave. N
Naples, FL 34108
Brian Sujevich
27148 Ann Abor Ave.
Punta Gorda, FL 33983
Brian Sujevich
4301 Vasco St.
Punta Gorda, FL 33950
Brian Sujevich
5660 Strand Ct., Unit A66
Naples, FL 34110

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

Lots 39 and 40, Block 3229, CAPE CORAL UNIT 66, as per plat thereof, recorded in Plat Book 22, Pages 2 through 26, inclusive, of the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, 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 04/29/2026,

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
May 1, 8, 2026 26-01673L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001292
Division Probate
IN RE: ESTATE OF MARK CARL PETERSON
Deceased.

The administration of the estate of Mark Carl Peterson, deceased, whose date of death was March 28, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1039 SE 9th Place 2nd Floor, Cape Coral, FL 33990. 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 May 1, 2026.

Personal Representative:
/s/ T Peterson
Timothy Andrew Peterson
216 South Hamilton Drive, Apt B
Beverly Hills, Florida 90211
Attorney for Personal Representative:
/s/ Chioma R. Deere
Chioma R. Deere, Esq.
Florida Bar Number: 48950
Schwartz Sladkus Reich Greenberg Atlas LLP
2424 N. Federal Highway, Suite 456
Boca Raton, FL 33431
Telephone: (561)769-5600
E-Mail: cdeere@ssrga.com
Secondary E-Mail:
flprobate@ssrga.com
May 1, 8, 2026 26-01683L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001268
IN RE: ESTATE OF NORMA J. MCNELIS, A/K/A NORMA JEAN MCNELIS, A/K/A NORY MCNELIS,
Deceased.

The administration of the estate of NORMA J. MCNELIS, A/K/A NORMA JEAN MCNELIS, A/K/A NORY MCNELIS, deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, 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 May 1, 2026.

Personal Representative:
MICHAEL R. MCNELIS
2647 Cardinal Way
Buffalo, Minnesota 55313
Attorney for Personal Representative:
KYLE T. MORDEW, Esq.
Florida Bar Number: 1022234
Hahn Loeser & Parks LLP
5811 Pelican Bay Blvd, Suite 650
Naples, Florida 34108
Telephone: (239) 552-2978
Fax: (239) 451-4027
E-Mail: kmordew@hahnlaw.com
Secondary E-Mail:
mgonzalez@hahnlaw.com
Secondary E-mail:
cpiglia@hahnlaw.com
21452782.1
May 1, 8, 2026 26-01679L

FIRST INSERTION

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

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Defendant's Motion to Stay and Reschedule Foreclosure Sale entered on April 28,, 2026, and the Final Judgment of Foreclosure entered on October 20, 2025, in Case No. 25-CA-001353 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and : CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK,JENNIFER MARIE KIRKPATRICK, KENNETH LINGLEY, SUE LINGLEY, UNKNOWN HEIRS OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, and AQUA FINANCE, INC are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 9th day of July, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 15 AND 16, BLOCK 3779, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 2, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Also known as 2228 NW 7TH TER, CAPE CORAL, FL 33993 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 04/29/2026

Kevin Karnes
Clerk of Court, Lee County
(SEAL) By: T Mann
Deputy Clerk of Court
May 1, 8, 2026 26-01669L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2026 CP 1249
IN RE: ESTATE OF CAROLE A. NERONE,
Deceased.

The administration of The Estate of Carole A. Nerone, deceased whose date of death was 03/14/26, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2115 Second Street 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 including unmatured, contingent or unliquidated claims 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 DAYS (30) AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this Court WITHIN THREE 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS May 1, 2026

Personal Representative
Judith Paris
15500 Jennings Road
Fenton, MI 48430
Attorney for Personal Representative
WILLIAM H. MEEKS, JR.
Florida Bar No: 0278191
1429 60TH Avenue West, Suite 300
Bradenton, Florida 34207
941-755-2674
Attorney for Personal Representative
whmatty@aol.com
May 1, 8, 2026 26-01682L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 26-CA-000612
MIDFIRST BANK
Plaintiff, v.
SASSON RODRIGUEZ A/K/A SASOON RODRIGUEZ, ET AL.
Defendants.

TO: SASSON RODRIGUEZ A/K/A SASOON RODRIGUEZ
Current residence unknown, but whose last known address was:
529 SW 25TH LN, CAPE CORAL, FL 33914-7706
AND
GIOVANY RODRIGUEZ,
Current residence unknown, but whose last known address was:
529 SW 25TH LN, CAPE CORAL, FL 33914-7706

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

LOTS 52 AND 53, BLOCK 1882, CAPE CORAL SUBDIVISION, UNIT 45, PART 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 135 THROUGH 150, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, 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 petition.

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

WITNESS my hand and seal of the Court on this day of 04/29/2026.

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

EXL LEGAL, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000008916
May 1, 8, 2026 26-01675L

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 2026-CA-002088
IN RE: FORFEITURE OF:
One (1) 2018 Chevrolet Silverado (VIN: 1GCRCREC0JZ203585)

ALL PERSONS who claim an interest in the following property: One (1) 2018 Chevrolet Silverado (VIN: 1GCRCREC0JZ203585), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about March 29, 2026, in Lee County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Andrew Liverman, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

May 1, 8, 2026 26-01680L

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-006515
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
ROBERT B. PIERCE; MARILYN PIERCE; RUDDER CLUB CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated April 23, 2026, entered in Civil Case No.: 25-CA-006515 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ROBERT B. PIERCE; MARILYN PIERCE; RUDDER CLUB CONDOMINIUM ASSOCIATION, INC., are Defendants.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 28th day of May, 2026, the following described real property as set forth in said Judgment, to wit:

UNIT NO. 26-B, OF RUDDER CLUB CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMNINIUM THREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1545, AT PAGE 99, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND ACCORDING TO CONDOMINIUM BOOK 7, AT PAGE 162, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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 04/29/2026.

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

Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030;
Facsimile: (954) 420-5187
25-52511
May 1, 8, 2026 26-01668L

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
IN THE COUNTY COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 26-CC-002791
DEERE & COMPANY,
Plaintiff, v.
J PATRICK SOD, INC., and EUSEBIO GONZALEZ RAMIREZ,
Defendants.

TO: DEFENDANT, EUSEBIO GONZALEZ RAMIREZ,
whose last known address is:
7788 2nd Pl, Lehigh Acres, FL 33936
1151 Countess Ave,
Lehigh Acres, FL 33974
930 Gregory St. E,
Lehigh Acres, FL 33974
1110 Alamo Rd #1, Alamo, RX 78516

YOU ARE NOTIFIED that an action to recover your payment obligations for failure to pay amounts due under an agreement with Plaintiff has been filed against you in Lee County, Florida Circuit Court and you are required to serve a copy of your written defenses, if any, to it on Miles A. Archabal, Esq., the Plaintiff's attorney, whose address is 200 S. Biscayne Blvd., Suite 1650, Miami, Florida 33131, on or before June 8, 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. A copy of this Notice of Action will be published in The Business Observer for four consecutive weeks.

Dated this day of 04/27/2026

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

Miles A. Archabal, Esq.,
the Plaintiff's attorney,
200 S. Biscayne Blvd., Suite 1650,
Miami, Florida 33131
May 1, 8, 15, 22, 2026 26-01648L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File No. 26-CP-001203
IN RE: ESTATE OF TONI E. GOETLING a/k/a TONI M. GOETLING a/k/a TONI M. GOETTLING
Deceased.

The administration of the estate of TONI E. GOETLING 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 Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against 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 May 1, 2026.

Personal Representative:
Mary E. Trask, Esq.
Florida Bar Number: 10927
Trask Law
16500 Burnt Store Road
Suite A-104
Punta Gorda, FL 33955
Telephone: (941) 655-8003
Fax: (239) 244-8563
E-mail: metesq@yahoo.com
Secondary Email:
trasklaw@gmail.com
May 1, 8, 2026 26-01670L

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
LV20906_V21

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001530
PACIFIC CREST HOLDING LLC, a Foreign Limited Liability Company, Plaintiff, vs.
CHARLES FREDRICK MARSDEN, et al., Defendant(s).

TO: CHARLES FREDRICK MARSDEN, if alive and if not his unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against CHARLES FREDRICK MARSDEN; NORMA MARSDEN, if alive and if not her unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against NORMA MARSDEN; MATTHEW MATTINGLY, if alive and if not his unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against MATTHEW MATTINGLY; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES MATTINGLY; and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBRA MATTINGLY,

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

A. LOT 19, BLOCK 32, UNIT 5, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST OF LEHIGH ACRES ACCORDING TO THE PLAT THEREOF ON FILE RECRODED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 36-44-26-99-05032.0190 AS DESC IN OR 4516 PG 2118

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Myles A. Hoover, the Plaintiff's attorney, whose address is 11 Island Ave #406, Miami Beach, Florida 33139, on or before June 8, 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 on 04/29/2026
Lee County Clerk of Court
As Clerk of the Court
Kevin C. Karnes
(SEAL) By N Wright-Angad
As Deputy Clerk

Myles A. Hoover,
the Plaintiff's attorney,
11 Island Ave #406,
Miami Beach, Florida 33139
May 1, 8, 15, 22, 2026 26-01674L

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-2314
THE TOWERS CONDOMINIUM ASSOCIATION, INC. Plaintiff, v.
2366 E MALL RD PARTNERSHIP; THE UNKNOWN TENANT(S)/ OCCUPANT(S) IN POSSESSION, Defendants.

TO: 2366 E. MALL RD PARTNERSHIP
Last Known Address: 2366 E. Mall Drive #101, Fort Myers, Florida 33901

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 101, Building 1, The Towers Condominium, a Condominium, according to the Declaration of Condominium thereof, recorded in O.R. Book 1411, Pg. 1262, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto (the "Property").

Street Address: 2366 E. Mall Drive #101, Fort Myers, Florida 33901.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Wesley Randolph, 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.

DATED on this 29 day of April, 2026.
Kevin C. Karnes, Clerk of the Court
(SEAL) By N Wright-Angad
As Deputy Clerk

Wesley Randolph, Esq.,
Pope, Mazzara & Menendez, PLLC,
5252 Summerlin Commons Way,
Unit 104,
Fort Myers, Florida 33907
wesleyrandolpj@popemazzara.com;
gretchenkrohn@popemazzara.com
May 1, 8, 2026 26-01677L

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-07047
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.
WOODROW DELTON KILPATRICK, II A/K/A W. DELTON KILPATRICK, et al., Defendant.

To: WOODROW DELTON KILPATRICK, II A/K/A W. DELTON KILPATRICK, 9455 IVY BROOK RUN 1007, FORT MYERS, FL 33913
UNKNOWN SPOUSE OF WOODROW DELTON KILPATRICK, II A/K/A W. DELTON KILPATRICK, 9455 IVY BROOK RUN 1007, FORT MYERS, FL 33913
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 1007, BUILDING 10, VILLAGE OF STONEYBROOK III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000381747, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on 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.

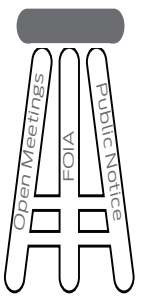
WITNESS my hand and seal of said Court on the day of 04/29/2026
Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
As Clerk of the Court
(SEAL) BY: N Wright-Angad
Deputy Clerk

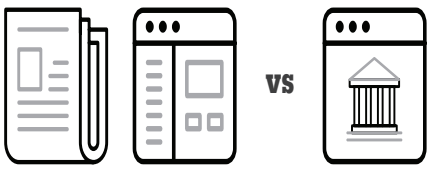
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14848FL
May 1, 8, 2026 26-01681L

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- Accessibility
- Independence
- Verifiability
- Archivability

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**
To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

Types Of Public Notices

Citizen Participation Notices

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Commercial Notices

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

XNUV18187

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 5/12/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Nicole Christian; Joseph Schmitt. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

April 24; May 1, 2026 26-01477L

SECOND 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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.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

SECOND 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

SECOND 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 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:
Simone Feldman
703 W Montgomery Ave
Rockville, Maryland 20850
Attorney for Personal Representative:
John J. Mangan, Jr.
Florida Bar Number: 0010020
Beacon Legacy Law
901 SW Martin Downs Blvd., Ste. 205
Palm City, FL 34990
Telephone: (772) 324-9050
Fax: (772) 919-4291
E-Mail:
jmangan@beaconlegacylaw.com
Secondary E-Mail:
paralegals@beaconlegacylaw.com
April 24; May 1, 2026 26-01562L

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V10

--- ESTATE ---

SECOND 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. 732.2211, 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:
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:
elgin@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

SECOND 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. 732.2211, 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.

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@markmosslaw.com
E-Mail 2: mark@markmosslaw.com
April 24; May 1, 2026 26-01503L

SECOND 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. 732.2211, 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.

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@markmosslaw.com
E-Mail 2: mark@markmosslaw.com
April 24; May 1, 2026 26-01506L

SECOND 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. 732.2211, 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:
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

SECOND 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, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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.

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

SECOND 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. 732.2211, 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:
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.

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--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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
9467709.1.docx 4/16/2026
CM:000099-6970
April 24; May 1, 2026 26-01493L

SECOND 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@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 24; May 1, 2026 26-01489L

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-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

SECOND 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

SECOND 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; 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

SECOND 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 Addresses:
rmathura@bauernewman.com,
gvanistendal@bauernewman.com
April 24; May 1, 2026 26-01508L

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

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

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

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

Personal Representative:
JASON T. KING
c/o Todd L. Bradley, Esq.
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N
Suite 400
Naples, FL 34103
Telephone: (239) 262-8311
Email Addresses:
tbradley@cl-law.com;
jmerz@cl-law.com;
msmith@cl-law.com
Attorney for Personal Representative:
TODD L. BRADLEY, ESQ.
Florida Bar No.: 0898007
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N
Suite 400
Naples, FL 34103
Telephone: (239) 262-8311
Email Addresses: tbradley@cl-law.com
jmerz@cl-law.com;
msmith@cl-law.com
9438769.1.docx 2/17/2026
CM:000099-5199
Apr. 24; May 1, 2026 26-01537L

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

SECOND INSERTION

NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA,
PROBATE ACTION
22-CP-002743
IN RE: The Estate of Mildred L Crosbie

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $$13,500.00 are being held for Winifred Daniels in the registry of the court, deposited per order dated 03/31/2026, IN RE: The Estate of Mildred L Crosbie, deceased; case number 22-CP-002743.

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

Dated: March 31, 2026
KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
Lee County
1700 Monroe St.
Ft. Myers, FL 33901
By: s/ Christine Strufe
Deputy Clerk

Apr. 3; May 1, 2026 26-01261L

SECOND INSERTION

NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA,
PROBATE ACTION
22-CP-002743
IN RE: The Estate of Mildred L Crosbie

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $$13,500.00 are being held for Cindy Hayward in the registry of the court, deposited per order dated 02/17/2026, IN RE: The Estate of Mildred L Crosbie, deceased; case number 22-CP-002743.

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

Dated: March 31, 2026
KEVIN C. KARNES,
CLERK OF CIRCUIT COURT,
Lee County
1700 Monroe St.
Ft. Myers, FL 33901
By: s/ Christine Strufe
Deputy Clerk

Apr. 3; May 1, 2026 26-01274L

SECOND 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, a/k/a KAREN 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.

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:
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

SECOND 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

THIRD 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

THIRD 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 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 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:
MICHAEL C. MACCHIA
20212 Larino Loop
Estero, Florida 33928
Attorney for Personal Representative:
DAVID A. RUBEN, Attorney
Florida Bar Number: 115165
GrayRobinson, P.A.
999 Vanderbilt Beach Road, Suite 612
Naples, Florida 34108
Telephone: (239) 598-3601
Fax: (239) 254-8465
E-Mail:
david.ruben@gray-robinson.com
Secondary E-Mail:
lindsey.hoyle@gray-robinson.com
#66520138 v2
April 24; May 1, 2026 26-01507L

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-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

SECOND 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

SECOND 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

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
(**NO CHILD OR FINANCIAL SUPPORT**)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-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 Peterburg, 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

THIRD INSERTION

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

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

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

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

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

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

WITNESS my hand and Seal of this Court on 04/15/2026.
Kevin C. Karnes
(SEAL) N Wright-Angad
Deputy Clerk

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

SECOND 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 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 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

--- ESTATE ---

SECOND INSERTION

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

SECOND 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 on 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

SECOND 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

SECOND INSERTION

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

SECOND 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 the 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
Estero, Fl. 33928
April 24; May 1, 2026 26-01491L

SECOND 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

SECOND 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 Jnauary 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

SECOND 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@echelonlegalfl.com
April 24; May 1, 2026 26-01552L

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-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

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-1216
IN RE: ESTATE OF LINDA ERNESTINE SIRACUSA,
Deceased.

The administration of the Estate of LINDA ERNESTINE SIRACUSA, deceased, whose date of death was March 25, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

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

CHRISTINA ULLMER
Personal Representative

/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
April 24; May 1, 2026 26-01550L

SECOND 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@donaldisaaclaw.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, 8, 15, 2026
26-01509L

SECOND 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
Pavese 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-007855
TRUIST BANK, as successor by merger to SUNTRUST BANK,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, 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, GRANTEES, 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

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-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 representatice 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:
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
Secondaruy Email:
amanda.dorio@henlaw.com
sabrina.guerin@henlaw.com
April 24; May 1, 2026 26-01582L

SECOND 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 732.2211, 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:
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

SECOND 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

SECOND 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, GRANTEES, 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 Pembrook 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 Pembrook Drive, Suite 250,
Orlando, Florida 32810
LLS15792
April 24; May 1, 2026 26-01578L

SECOND 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

FOURTH INSERTION

NOTICE OF ACTION WITH MAILING
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-DR-4639
Division: Family
IN THE MATTER OF THE ADOPTION OF :
AMERICA DANIELS
TO: AMBER SKIE DEBORD, 1413 NE 23rd St. Cape coral, FL 33990

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

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

This matter will be ran in the Business Observer.

Dated: 04/02/2026
KEVIN C. KARNES
Clerk of the Court
(SEAL) By: E Bakelman
Deputy Clerk

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

SECOND INSERTION

NOTICE 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 unmatured, 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 unmatured, 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

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
(**NO CHILD OR FINANCIAL SUPPORT**)
IN THE CIRCUIT COURT OF THE 20 JUDICIAL CIRCUIT, IN AND FOR Lee COUNTY, FLORIDA
Case No.: 26DR2395
Cathrine Minor Chambers,
Petitioner, and
Marvin A Chambers,
Respondent,
TO: Marvin Chambers
7192 W Highway 61 Tofte MN 55615

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Cathrine Minor Chambers, whose address is 13915 Second St Fort Myers Fl 33905 on or before May 13, 2026, and file the original with the clerk of this Court at 1700 Monroe St Fort Myers FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 4/3/26
CLERK OF THE CIRCUIT COURT
(SEAL) By : TM
Deputy Clerk
Apr. 10, 17, 24; May 1, 2026
26-01339L

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
(**NO CHILD OR FINANCIAL SUPPORT**)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-002470
IN RE: The Marriage of
Ashley Lynn Moreno
Petitioner
and
Francisco Javier Moreno Hernandez
Respondent
TO: Francisco Javier Moreno Hernandez
823 Lake House Way 823, Davenport, Florida 33896

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ashley Lynn Moreno whose address is 136 Champions Way, Davenport, Florida 33837 on or before 05/18/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 04/07/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: I Cardelle
Deputy Clerk
Apr. 17, 24; May 1, 8, 2026
26-01381L

FOURTH 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 FIINANCIAL 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

--- ACTIONS / SALES ---

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-005262
HURRICANE HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
CHARLES THOMPSON, CHARLENE THOMPSON, HEIDI BROOKS, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-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 datedApril 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@davidrroy.com
Email: teyvon@davidrroy.com
By: Teyvon Johnson
Fla Bar. No. 1011005
April 24; May 1, 2026 26-01502L

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-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, GRANTEES, 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

SECOND 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 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 04/16/2026

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

SECOND 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 Condominium 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
O21722/422352/30756594
April 24; May 1, 2026 26-01497L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-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 inand for Lee County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff, and ESTATE OF FRANCISCO RODRIGUEZ, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF FRANCISCO RODRIGUEZ, DECEASED; ESTATE OF SARA CRUZ DE RODRIGUEZ, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF SARA CRUZ DE RODRIGUEZ, DECEASED; ESTATE OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, 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.
1701West 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

SECOND 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 MEADOWOOD 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 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
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
April 24; May 1, 2026 26-01484L

--- ACTIONS / SALES ---

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-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

SECOND 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, GRANTEES, 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, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS; and THE UNKNOWN TENANT(S)/OCCUPANT(S) IN POSSESSION,
Defendants.
TO: THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, 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, 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, GRANTEES, 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.,
PAVESE LAW FIRM,
P.O. Box 1507,
Fort Myers, FL 33902-1507
keithhagman@paveselaw.com
Apr. 24; May 1, 2026 26-01532L

SECOND 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, Debary, FL 32713 and Suzanne Sandra Fielding, 210 ALEXANDRA WOODS DRIVE, Debary, 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 Obligors (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 Zeppetello, 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

SECOND 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

SECOND INSERTION

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

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.: 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

SECOND INSERTION

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

SECOND INSERTION

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

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-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, GRANTEES, 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, GRANTEES, 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.,
PAVESE LAW FIRM,
P.O. Box 1507,
Fort Myers, FL 33902-1507
keithhagman@paveselaw.com
April 24; May 1, 2026 26-01501L

SECOND INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION
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

SECOND 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, BENEFICIERIES, 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, BENEFICIERIES, 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 1, 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@flclg.com
Fla Bar No.: 90297
April 24; May 1, 2026 26-01512L

--- ACTIONS / SALES ---

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. 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

SECOND 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
LV10250
Business Observer

SECOND 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 thereof, as recorded in Plat Book 19, Page(s) 140 through 153, of the Public Records of Lee County, Florida.

5has 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

SECOND INSERTION

NOTICE OF SALE ISSUED BY CLERK
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 362025CA000747A001CH
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-1
Plaintiff, vs.
MARCO TULIO MUNGUIA, et al,
Defendants

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated April 3, 2026, and entered in Case No. 362025CA000747A001CH 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 TULIO MUNGUIA, FERNERTOANDO MUNGUA, UNKNOWN TENANT 1the 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

SECOND 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 MARTINES A/K/A LUIS LUIS MARTINEZ A/K/A LUIS MARTINEZ A/K/A LOIS MARTINEZ A/K/A LUIZ 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

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

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. 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, GRANTEES, 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

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-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, MORTAGE-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

SECOND 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

SECOND 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 Thereto.

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 Thereto.

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

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-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

SECOND 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

SECOND 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	747.6
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

SECOND 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

SECOND INSERTION

NOTICE OF SALE ISSUED BY CLERK
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 362025CA004625A001CH
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
DANAY MASRRUA, et al,
Defendants
NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated April 2, 2026, and entered in Case No. 362025CA004625A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is the Plaintiff and DANAY MASRRUA, UNKNOWN TENANT # 1 NKA MELVIN GARCIA, and UNKNOWN TENANT # 2 NKA ISABELLA GARCIA the Defendants. Kevin C. Barnes, 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:

ALL THAT CERTAIN LAND SITUATE IN LEE COUNTY, FLORIDA, TO WIT:
LOTS 23, 24, AND 25, BLOCK 1118, UNIT 23, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 39 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

DATED at Lee County, Florida, this day of 04/21/2026,

Kevin C. Karnes Clerk
Lee, Florida
(SEAL) By: N Wright-Angad
Deputy Clerk

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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 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 of the 20TH Judicial Circuit 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:

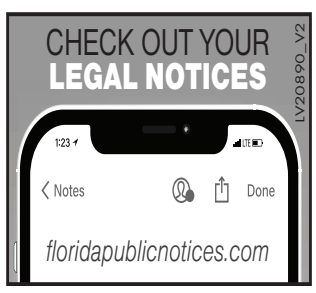
LOT 34, BLOCK 42, UNIT 7, SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 106 THROUGH 113, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 954 MARILYN AVENUE S, LEHIGH ACRES, FL 33974

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



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 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 PARTIES 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 following described property in Lee County, Florida:

TRACT 469, SAN CARLOS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 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

SECOND 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 KARIN 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

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 required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address 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 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 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

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-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 WATER 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 RECORDED 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 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 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

SECOND 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 RESIDENCE UNKNOWN)
Last Known Address: 16051 DUBLIN CIR APT A102 FORT MYERS, FL 33908
Additional Address: 21864 ADDINGTON 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, SANIBEL WAY CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL 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 UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS THE SAME IS ESTABLISHES AND IDENTIFIED IN THE DECLARATION OF CONDOMINIUM AND PLANS ON FILE IN THE OFFICIAL RECORDS 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 address 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 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 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 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
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

SECOND 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 MOSAIC, 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 following 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 OFFICIAL 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 attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 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

SECOND 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
DEOCADIA MONTERO AND CARMEN MONTERO
PLAINTIFF VS.
BIENVENIDAN A. FRANCO ORTIZ AS TRUSTEE OF THE BIENVENIDA A. FRANCO ORTIZ TRUST
DEFENDANT
TO: BIENVENIDA A. FRANCO ORTIZ AS TRUSTEE OF THE BIENVENIDA 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 AVENUE, STE. 320
NORTH FORT MYERS, FLORIDA 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 PROPERTY 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 COUNTY, FLORIDA

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

SECOND 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 ZIEBELL,
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 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 June 01, 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: 04/21/2026
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

SECOND 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 UNKNOWN SPOUSE, OF JOANNE RICKNER, 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 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 Southwest 1/4 of the Northeast 1/4 of Section 12, Township 46 South, Range 24 East, being further bounded and described as follows:
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 fraction 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 minutes 09 seconds East along said right of way line for 237.00 feet; thence North 89 degrees 58 minutes 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 degrees 08 minutes 53 seconds East along a radial line to said curve for 77.53 feet to the Point of Beginning of the herein described Parcel; thence North 46 degrees 08 minutes 53 seconds West for 45.50 feet; thence North 43 degrees 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 seconds 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 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
25-028788_AJM1
Apr. 24; May 1, 2026 26-01540L