

## LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

### FIRST INSERTION

#### WILDBLUE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the WildBlue Community Development District ("District") will hold a Regular Meeting on June 4, 2026 at 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Boulevard, Fort Myers, Florida 33913 for the purpose of considering any business that may properly come before the Board.

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

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

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

District Manager  
May 22, 2026 26-01916L

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7010-Ft. Myers Facility Address: 12859 McGregor Blvd. Ft. Myers, FL 33919 US Facility Phone: 1+ (239) 443-3885 Description: Entire contents of unit consisting of, but not limited to: Ziad Ahmed- tv, bike, chair, toaster, clothes. Bidding: All bidding will take place online at [StorageTreasuries.com](http://StorageTreasuries.com) on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.  
May 22, 29, 2026 26-01931L

### FIRST INSERTION

#### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001307  
IN RE: Estate of  
GORDON M. CENTILLA  
Deceased.

The administration of the estate of GORDON M. CENTILLA 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 persons representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands upon 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 TIME PERIODS SET FORTH IN FLORIDA STATUTE 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 5/22/26.

AUSTIN M. TERBEEK  
1801 Inlet Dr.

North Fort Myers, FL 33903  
O'HALLORAN & O'HALLORAN  
Roger E. O'Halloran  
Attorney for the Personal Representative  
Florida Bar No. 138494  
2259 Cleveland Ave.  
Fort Myers, FL 33901  
Tel: (239) 334-7212  
May 22, 29, 2026 26-01901L

### 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 MCGREGOR'S PUBLIC HOUSE/OAK & VINE CELTIC CAFE located at 13499 CLEVELAND AVE S, #107, #109, #111 in the City of FORT MYERS, Lee, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of May, 2026  
MCGREGOR'S PUBLIC HOUSE LLC  
May 22, 2026 26-01917L

### 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 CAPTAIN HOOK'S SUSHI/PHO/THAI located at 2612 SANTA BARBARA BLVD, STE 12-13 in the City of CAPE CORAL, Lee, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of May, 2026  
KELTI INVESTMENTS, LLC  
May 22, 2026 26-01918L

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

The following personal property of JOSE R. SANTOS will, on June 3, 2026, at 10:00 a.m., at 32 Mata Court, Lot #0245, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
1979 ELDO MOBILE HOME, VIN: 05248A, TITLE NO.: 0015911155, and VIN: 05248B, TITLE NO.: 0015911154 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#3326-3177)  
May 22, 29, 2026 26-01951L

### FIRST INSERTION

#### Fictitious Name Notice

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of PATTERSON HOME TEAM located at 5559 S SOSSAMAN RD BLDG #1 STE #101, MESA, ARIZONA 85212 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
May 22, 2026 26-01923L

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

The following personal property of ROBERT HARRISON, if deceased any unknown heirs or assigns, BARBARA HARRISON, TRUSTEE, if deceased any unknown heirs or assigns, will, on June 3, 2026, at 10:30 a.m., at 16 Nagua Ct., Lot #251, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 TWIN MOBILE HOME, VIN: T2397268A, TITLE NO.: 0017457745, and VIN: T2397268B, TITLE NO.: 0017457746 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#3326-3147)  
May 22, 29, 2026 26-01950L

### 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-1381  
IN RE: ESTATE OF  
KATHRYN MARIE BARBARA  
Deceased.

The administration of the Estate of Kathryn Marie Barbara, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 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 date of first publication of this notice is May 22, 2026.  
Personal Representative:  
Lloyd Barbara  
39 St. Leonard's Ave.  
Toronto, ON M4N 1K1  
Attorney for Personal Representative:  
Blake W. Kirkpatrick  
Florida Bar No. 0094625  
Wilson & Johnson  
2425 Tamiami Trail N., Suite 211  
Naples, Florida 34103  
Telephone: (239) 436-1500  
Email:  
bwkirkpatrick@naplesstatelaw.com  
Secondary E-mail:  
ewhittier@naplesstatelaw.com  
May 22, 29, 2026 26-01900L

### FIRST INSERTION

#### NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 2026-CP-001427  
IN RE: The Estate of  
MICHAEL ANDRADE,  
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the Decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS THREE MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE 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 address of the court where this probate administration is the Circuit Court of Lee County, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901.

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

The date of death of the decedent is December 4, 2025.  
The date of first publication of this notice is May 22, 2026.

s/Mary Jo Michel  
MARY JO MICHEL  
Personal Representative  
c/o YATES LAW FIRM, P.A.  
611 W. Bay Street, Suite 1A  
Tampa, Florida 33606

s/Carla B. Yates, Esquire  
CARLA B. YATES, Esquire  
YATES LAW FIRM, P.A.  
611 W. Bay Street, Suite 1A  
Tampa, Florida 33606  
(813) 254-6516 FBN.: 709166  
cyates@yateslawfirm.com  
May 22, 29, 2026 26-01960L

### 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 Andria Esposito located at 8410 Arborfield Ct 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 20th day of May, 2026  
Andria Esposito LLC  
May 22, 2026 26-01961L

### 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 Frank Del Rio located at 8410 Arborfield Ct 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 20th day of May, 2026  
Frank Del Rio LLC  
May 22, 2026 26-01962L

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Notice of public sale pursuant to Florida Statute Section 677-210 --- Notice is hereby given that public sale of the following property / vaults will be held at 11:00a.m.(ET) on Tuesday, June 16, 2026 on behalf of All My Sons of Naples, LLC d/b/a All My Sons of Fort Myers --- Auction will be conducted online only - internet bidding with live audio - [www.stamplerauctions.com](http://www.stamplerauctions.com) --- Place of assets: 14660 Jetport Loop #7-Fort Myers FL 33913 --- All of personal property remaining on the premises, including, but not limited to household items, furniture, clothing, tools & more belonging to David Larson (3 vaults) --- AUCTIONEER: STAMPLER AUCTIONS / 5412 STIRLING ROAD - DAVIE, FL 33314 / 954.921.8888 --- AB196 - AU295  
May 22, 29, 2026 26-01888L

### FIRST INSERTION

#### ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 10th day of June, 2026 at 10:00 AM, at [lockerfox.com](http://lockerfox.com). Said property has been stored and is located at: Space Shop Self Storage, 22 Beth Stacey Blvd, Lehigh Acres, FL, 33936. Kelly, Tiana ELECTRONICS, FISHING POLES, BEDROOM SET; Ciceron, Billy ELECTRONICS, FAN, CHAIRS, COMMERCIAL MIXER, COOLER Sale is subject to cancellation in the event of settlement between owner and obligated party.  
May 22, 29, 2026 26-01889L

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8651 - North Fort Myers Facility Address: 14251 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 842-7286 Description: Entire contents of unit consisting of, but not limited to: Donna Jones- Chairs, Boxes, Shelf. Bidding: All bidding will take place online at [StorageTreasuries.com](http://StorageTreasuries.com) on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.  
May 22, 29, 2026 26-01933L

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8029 - North Fort Myers Facility Address: 14150 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 307-0008 Description: Entire contents of unit consisting of, but not limited to: Kyle Williams- Plastic Totes, TV, Mattress, Clothes, Furniture, Fishing Poles, Office/Computer Chair. Michael Lindsay- Boxes, Plastic Totes, Fan, Wooden Shelf, Wood. Michael Lindsay- Plastic Totes, Metal Shelves, Boxes, Mirror, Furniture, Folding Tables. Michael Lindsay- Boxes, Small Table, Chair, Scale, Plastic Totes. Bidding: All bidding will take place online at [StorageTreasuries.com](http://StorageTreasuries.com) on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.  
May 22, 29, 2026 26-01932L

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8055-Ft. Myers Facility Address: 13701 Indian Paint Lane, Ft. Myers, FL 33912 US Facility Phone: 1+ (239) 300-2075 Description: Entire contents of unit consisting of, but not limited to: Concept Factory, LLC c/o NICOLEAU, LORENZO- Boxes, monitors, office supplies. Concept Factory, LLC c/o NICOLEAU, LORENZO- Boxes, cooler, office chair, office supplies. Bidding: All bidding will take place online at [StorageTreasuries.com](http://StorageTreasuries.com) on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.  
May 22, 29, 2026 26-01930L

### 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 June 12th, 2026 @ 10:00 AM at each individual repair facility. 41906 2006 Subaru VIN#: JF1SG67616H751626 Repair Facility: Anderson Discount Auto Repair Inc 2274 Fowler St Fort Myers 239-265-0617 Lien Amt \$4,368 41907 2014 Toyota VIN#: 5TFGY5F18EX163868 Repair Facility: Anderson Discount Auto Repair Inc 2274 Fowler St Fort Myers 239-265-0617 Lien Amt \$8,103  
May 22, 2026 26-01892L

### FIRST INSERTION

#### Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via [www.storage-treasures.com](http://www.storage-treasures.com) on 6/9/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Douglas Barnes; Daniel Marsiglio; Lazaro Perdomo; Herbia Williams; Paul Rutterbush. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
May 22, 29, 2026 26-01890L

### FIRST INSERTION

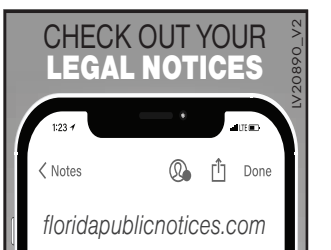
#### Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via [www.storage-treasures.com](http://www.storage-treasures.com) on 6/9/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kenia Espinal; Jessie Vega; Luis Blanco; Jessie Vega; Luis Blanco. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
May 22, 29, 2026 26-01891L

### FIRST INSERTION

#### Fictitious Name Notice

Notice is hereby given that TEIMECA LANDS LLC, OWNER, desiring to engage in business under the fictitious name of OPSMIRA located at 3409 32ND ST SW, LEHIGH ACRES, FLORIDA 33976 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
May 22, 2026 26-01922L



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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP001226  
IN RE: ESTATE OF  
STEPHEN ANDREW SAVIGNANO  
Deceased.

The administration of the estate of STEPHEN ANDREW SAVIGNANO, deceased, whose date of death was January 8, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 22, 2026.

**Personal Representative:**  
**PATRICE SAVIGNANO**  
2800 County Barn Road  
Naples, Florida 34112

Attorney for Personal Representative:  
/s/ Brittany Cochieri  
BRITTANY COCCHIERI, ESQ.

Attorney  
Florida Bar Number: 1010938  
SAFE HARBOR LAW FIRM  
27821 S. Tamiami Trail, Suite 2  
Bonita Springs, Florida 34134  
Telephone: (239) 317-3116  
E-Mail:  
brittany@safeharborlawfirm.com

May 22, 29, 2026 26-01912L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH CIRCUIT  
COURT IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE No. 26-CP-1275  
IN RE: ESTATE OF:  
GERHARD ECKELT  
DECEASED

The administration of the estate of Gerhard Eckelt, deceased, whose date of death was January 25, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice was or shall be: May 22, 2026

**Personal Representative:**  
**Donal J. Gross, Jr.,**  
2797 1st Street, Unit 1003,  
Fort Myers, FL 33916

Attorney for Personal Representative:  
/s/ Alexis A. Sitka, P.A.  
Alexis A. Sitka, P.A.  
Florida Bar Number: 0004766  
P.O. Box 150171

Cape Coral, Florida 33915  
Telephone: (239) 997-0078  
Alexis@sitkcalaw.com  
May 22, 29, 2026 26-01913L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001360  
IN RE: ESTATE OF  
MARILYN LOUISE POORMAN  
LABAR  
Deceased.

The administration of the estate of Marilyn Louise Poorman LaBar, deceased, whose date of death was March 27, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 22, 2026.

**Personal Representative:**  
/s/ Ronald Douglas LaBar  
**Ronald Douglas LaBar**  
458 W 15th Avenue  
Spokane, Washington 99203

Attorney for Personal Representative:  
/s/ Monica Johnson  
Monica Johnson, Esq.  
Attorney

Florida Bar Number: 1028229  
Sunshine State Law, PLLC  
2058 Cottage Street  
Fort Myers, Florida 33901  
Telephone: (239) 790-4477  
Fax: (239) 201-2662  
E-Mail:  
info@sunshinestatelawoffice.com

May 22, 29, 2026 26-01904L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-891  
Division Probate  
IN RE: ESTATE OF  
WILLIAM KUGLER A/K/A  
WILLIAM EDWARD KUGLER  
Deceased.

The administration of the estate of William Kugler a/k/a William Edward Kugler, deceased, whose date of death was January 18, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 22, 2026.

**Personal Representative:**  
**Kelsey L Kugler**  
42448 Camelot Rd  
Temecula, CA 92592

Attorney for Personal Representative:  
/s/Wess M. Jacobs  
Wess M. Jacobs, Attorney  
Florida Bar Number: 932655

Osterhout & McKinney, P.A.  
3783 Seago Lane, Fort Myers, FL 33901  
Telephone: (239) 939-4888  
Fax: (239) 277-0601  
E-Mail: wessj@omplaw.com

Secondary E-Mail:  
elizabethw@omplaw.com  
May 22, 29, 2026 26-01911L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1408  
Division Probate  
IN RE: ESTATE OF  
LINDA MONAHAN MAPES  
Deceased.

The administration of the estate of Linda Monahan Mapes, deceased, whose date of death was March 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 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 22, 2026.

**Personal Representative:**  
**Andrea L. VanBuren**  
1428 Albatross Road  
Sanibel, Florida 33957

Attorney for Personal Representative:  
Ernest H. Hatch, Attorney  
Florida Bar Number: 097091  
Henderson, Franklin, Starnes & Holt, P.A.

1715 Monroe Street  
Fort Myers, Florida 33901  
Telephone: (239) 344-1100  
Fax: (239) 344-1200  
E-Mail: ernest.hatch@henlaw.com

Secondary E-Mail:  
barbra.asselta@henlaw.com  
May 22, 29, 2026 26-01915L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-721  
Division PROBATE  
IN RE: ESTATE OF  
JANET VOLKSEN  
Deceased.

The administration of the estate of JANET VOLKSEN, deceased, whose date of death was February 19, 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 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 22, 2026.

**Personal Representative:**  
**WILLIAM CONRAD WILLKOMM,**  
a/k/a CONRAD W. WILLKOMM,  
Petitioner

3201 Tamiami Trail North, 2nd Floor  
Naples, Florida 34103

Attorney for Personal Representative:  
Conrad Willkomm, Esq.  
Florida Bar Number: 697338  
Law Office of Conrad Willkomm, P.A.

3201 Tamiami Trail North,  
Second Floor  
Naples, Florida 34103  
Telephone: (239) 262-5303  
Fax: (239) 262-6030  
E-Mail: conrad@swfloridalaw.com

Secondary E-Mail:  
kara@swfloridalaw.com  
May 22, 29, 2026 26-01926L

## FIRST INSERTION

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD  
OF SUPERVISORS OF THE V-DANA COMMUNITY DEVELOPMENT  
DISTRICT**

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the V-Dana Community Development District (the "District") will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates may qualify for the office of board member of the District with the Lee County Supervisor of Elections by mail to the Melvin Morgan Constitutional Complex (Attn: Candidate Services) or in person at the following office locations:

Lee County Elections Office  
Main Office  
2480 Thompson Street  
Fort Myers, FL 33901

Lee County Supervisor of Elections  
Cape Coral Branch Office  
1039 SE 9th Avenue, 110  
Cape Coral, FL 33990

Lee County Supervisor of Elections  
Bonita Branch  
25987 S. Tamiami Trail  
Bonita Springs, FL 34134

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically **Seat 3** and **Seat 4**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday, November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Lee County Supervisor of Elections or visit their website at <https://www.lee.vote/>.  
May 22, 2026 26-01887L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001287  
Division Probate  
IN RE: ESTATE OF  
MAXINE J. COLE  
Deceased.

The administration of the estate of Maxine J. Cole, deceased, whose date of death was December 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 1st Floor, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 22, 2026.

**Personal Representative:**  
/s/ Michael Cole  
**Michael Cole**  
14935 Richard Ct.

North Fort Myers, Florida 33903  
Attorney for Personal Representative:  
/s/ Kelly L. Fayer  
Kelly L. Fayer, Attorney  
Florida Bar Number: 0121126

12601 World Plaza Lane  
Suite 2, Bldg. 52  
Fort Myers, Florida 33907  
Telephone: (239) 415-3434  
Fax: (239) 433-3434

E-Mail: notice@fayerlaw.net  
Secondary E-Mail:  
service@lawrpt.com  
May 22, 29, 2026 26-01914L

## 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.

IV20906\_V11

**SAVE TIME**

Email your Legal Notice

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



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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000851**  
**IN RE: ESTATE OF JOY ANN BROWN, Deceased.**

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

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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: May 22, 2026.

**MATTHEW BROWN**  
**Personal Representative**  
2205 SE 10th Terrace  
Cape Coral, FL 33990

Robert D. Hines, Esq.,  
Attorney for Personal Representative  
Florida Bar No. 0413550

Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612

Telephone: 813-265-0100  
Email: rhines@hnh-law.com

Secondary Email:  
jrvera@hnh-law.com

May 22, 29, 2026 26-01910L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 26-CP-1076**  
**IN RE: ESTATE OF: GLORIA M. COLELLA**  
**Deceased**

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

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

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

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

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

The date of first publication of this notice was or shall be: May 22, 2026.

**Personal Representative:**  
**Donal J. Gross, Jr.,**  
2797 1st Street, Unit 1003,  
Fort Myers, FL 33916

Attorney for Personal Representative:

/s/ Alexis A. Sitka, P.A. .  
Alexis A. Sitka, P.A.

Florida Bar Number: 0004766  
P.O. Box 150171

Cape Coral, Florida 33915  
Telephone: (239) 997-0078

Alexis@sitkcalaw.com  
May 22, 29, 2026 26-01927L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-643**  
**Division: Probate**  
**IN RE: ESTATE OF MYRL DAVID SALLEE, A/K/A DAVID SALLEE**  
**Deceased.**

The administration of the estate of MYRL DAVID SALLEE, A/K/A DAVID SALLEE, deceased, whose date of death was December 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 May 22, 2026.

**Personal Representative:**  
**DOUGLAS D. SALLEE**  
8218 Robin Hill Ave  
Ralston, Nebraska 68127

Attorney for Personal Representative:

ALAN M. CELEJ, Attorney  
Florida Bar Number: 1024890

12730 McGregor Boulevard  
Fort Myers, FL 33919

Telephone: (239) 266-2619  
Fax: (239) 309-0557

E-Mail: acelej@celejlaw.com  
Secondary E-Mail: eve@celejlaw.com  
May 22, 29, 2026 26-01925L

## 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-1509**  
**IN RE: ESTATE OF ROSE MARIE OLDROYD, Deceased.**

The administration of the Estate of ROSE MARIE OLDROYD, deceased, whose date of death was April 18, 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 22, 2026.

**RICHARD M. RICCIARDI, JR., ESQ.**

**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 22, 29, 2026 26-01921L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 26-CP-1436**  
**IN RE: ESTATE OF KENNETH EDWARD RACHMACIEJ, Deceased.**

The administration of the estate of Kenneth Edward Rachmaciej, deceased, whose date of death was January 20, 2026, is pending in the Circuit Court for Lee County, FL, 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.

mands 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 22, 2026.

**Donna Jean Rachmaciej**  
**Personal Representative**  
5901 Beth Avenue N  
Lehigh Acres, FL 33971

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: alvaroc@capecoralattorney.com

Email: courtfilings@capecoralattorney.com  
May 22, 29, 2026 26-01903L

## FIRST INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**

Tax Deed #:2026000003

NOTICE IS HEREBY GIVEN THAT TINO MANAGEMENT CORP TINO MANAGEMENT the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 24-23860

Year of Issuance 2024 Description of Property LOTS 14 AND 15, BLOCK 96, OF UNIT 15, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

18, PAGE 68, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-15-00096.0140

Names in which assessed:

HUBERT E TAYLOR, HURBERT E. TAYLOR, MIDWAY PLAZA LLC, MIDWAY PLAZA, LLC, PLUNKET LUSCETTA, PLUNKETT LUSCETTA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/14/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

May 22, 29; June 5, 12, 2026

26-01886L

## FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-001343**  
**IN RE: ESTATE OF JEAN ANN MARSHALL**  
**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 JEAN ANN MARSHALL, deceased, File Number 26-CP-001343, 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 November 15, 2025; that the total value of the estate is less than \$75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Susan E. Clay, as Trustee of The

Austin C. Marshall and Jean

Ann Marshall Living Trust

dated February 23, 2012

12286 McGregor Woods Circle

Ft. Myers, FL 34908

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 the clerk.

The date of first publication of this Notice is May 22, 2026.

**Person Giving Notice:**  
**SUSAN E. CLAY**

12286 McGregor Woods Circle

Ft. Myers, FL 34908

Attorney for Person Giving Notice

Neil R. Covert, Esquire

Attorney

Florida Bar Number: 227285

Neil R. Covert, P.A.

311 Park Place Blvd., Ste. 180

Clearwater, Florida 33759

Telephone: (727) 449-8200

Fax: (727) 450-2190

E-Mail: ncovert@covertlaw.com

Secondary E-Mail: service@covertlaw.com

May 22, 29, 2026 26-01935L

## FIRST INSERTION

**NOTICE TO CREDITORS AND NOTICE OF ADMINISTRATION**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
Probate Division  
**Case Number: 2026CP-1353**  
**IN RE: ESTATE OF ANNETTE LEONNA ZALNER**  
**Deceased.**

The administration of the Estate of Annette Leonna Zalner, deceased, File Number 2026CP-1353, is pending in the Circuit Court, for Polk County, Florida, Probate Division, the address of which is:

P. O. Box 9346  
Ft. Myers, FL 33902

This estate is testate. The date of the Decedent's Last Will and Testament is June 12, 1997. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege set forth in Section 90.5021, Florida Statutes, applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

All interested persons on whom a copy of this Notice to Creditors and Notice of Administration is served must file any objections that challenge the validity of the Will, the qualifications of the Personal Representative, venue, or jurisdiction of this Court by filing a petition or other pleading requesting relief with this Court, in accordance with the Florida Probate Rules, WITHIN THREE (3) MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE TO THEM. The three (3) month time period may only be extended for estoppel based upon a misstatement by the Personal Representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the Personal Representative or any other person.

Unless sooner barred by Section 733.212(3), Florida Statutes, all objections to the validity of a will, venue, or the jurisdiction of the Court must be filed no later than the earlier of the entry of an order of final discharge of the Personal Representative, or one (1) year after service of the notice of administration.

The persons who may be entitled

to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the notice of administration on such persons or the date that is forty (40) days after the date of termination of any proceedings involving the construction, admission to probate or validity of the will or involving any other matter affecting any part of the exempt property.

An election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under Chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is two (2) years after the date of the Decedent's death.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is May 22, 2026.

**Chad M. Hiltner**  
7721 Ashford Drive  
Lakeland, FL 33810

**Personal Representative**

STEPHEN H. ARTMAN  
Florida Bar No. 0828955

925 South Florida Avenue  
Lakeland, Florida 33803

Telephone (863) 688-5252  
May 22, 29, 2026 26-01929L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-001001**  
**IN RE: THE ESTATE OF: JOANN E. MAKOWSKI**  
**Deceased.**

The administration of the estate of JOANN E. MAKOWSKI, deceased, whose date of death was February 16, 2026, is pending in the Circuit Court of 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 WITHIN THE LATER OF THREE 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 this decedent and other persons having claims or demands against the decedent's estate must file their claims with the court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOT WITHSTANDING 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 22, 2026.

**Personal Representative:**  
**Lynne Olney**

434 Vischer Ferry Rd  
Clifton Park, NY 12065

Attorney for Personal Representative:

WESLEY T. MATHIEU, ESQ.  
sklawyers, pllc

1314 Cape Coral Pkwy E. Ste. 320  
Cape Coral, FL 33904

Telephone: (239) 772-1993

Email: wmathieu@sklawyers.net  
Florida Bar No. 116222

May 22, 29, 2026 26-01928L

## FIRST INSERTION

**NOTICE TO CREDITORS (Formal Administration)**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-001362**  
**Division Probate**  
**IN RE: ESTATE OF FILAMENA RITA DEGENNARO, Deceased.**

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

The administration of the estate of Filamena Rita DeGennaro, deceased, whose date of death was February 24, 2026, and the last four digits of whose social security number are XXXX is pending in the Circuit Court of Lee, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

## FIRST INSERTION

**BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING TIME CHANGE**

The previously scheduled June 15, 2026 Regular Meeting of the Board of Supervisors ("Board") of the Beach Road Golf Estates Community Development District ("District") will convene at 12:00 p.m., (instead of 1:00 PM) at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17501 Bonita National Blvd., Bonita Springs, Florida 34135.

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

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

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

District Manager  
May 22, 2026 26-01953L

## FIRST INSERTION

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

**CASE NO.: 25CA004814  
SERVICEMAC, LLC,  
Plaintiff, vs.  
ANDREA MARIE HARVEGO;  
UNKNOWN SPOUSE OF ANDREA  
MARIE HARVEGO,  
Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on May 4, 2026 in Case No. 25CA004814 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein SERVICEMAC, LLC is Plaintiff and ANDREA MARIE HARVEGO and UNKNOWN SPOUSE OF ANDREA MARIE HARVEGO, are Defendants, the Office of Kevin Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.lee.realforeclose.com, beginning at 9:00 a.m. on the 25th day of June, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 61 AND 62, BLOCK 3994,  
UNIT 55, CAPE CORAL SUB-  
DIVISION, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 92 THROUGH 106, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Also known as: 2759 NW 5th St., 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.

05/19/2026

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

Sokolof Remtulla, LLP  
By: /s/ Matthew Shapanka  
Matthew Shapanka, Esq.  
Bar No: 52874  
SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Ste. 302  
Boca Raton, FL 33431  
Telephone: (561) 507-5252  
Facsimile: (561) 342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
Matter No.: 25-01433  
May 22, 29, 2026 26-01954L

## 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. 26-CA-000639  
U.S. BANK NATIONAL  
ASSOCIATION,  
Plaintiff, vs.  
BOBBI JO ISELY, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2026, and entered in 26-CA-000639 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 BOBBI JO ISELY 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 June 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 53 AND 54, BLOCK

2662, CAPE CORAL UNIT 38, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 87 THROUGH 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 219 NW 14TH TER, 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.

Dated this day of 05/19/2026.  
Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: T Mann  
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
25-330308 - MaM  
May 22, 29, 2026 26-01955L

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000802  
IN RE: ESTATE OF  
ELIZABETH M. LUNDQUIST,  
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 ELIZABETH M. LUNDQUIST, deceased, File Number 2026CP000802, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33901; that the Decedent's date of death was October 31, 2025; 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  
Kathryn Lundquist  
Trustee of the ELIZABETH  
LUNDQUIST  
TRUST U/A/D 04/17/2023  
c/o Helen Mena, Esq.  
Safe Harbor Law Firm  
4500 Executive Drive

Suite 100  
Naples, Florida 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 date of first publication of this Notice is May 22, 2026.

s/ Helen Mena  
HELEN MENA, ESQ.  
Florida Bar Number: 1039520  
SAFE HARBOR LAW FIRM  
4500 Executive Drive, Suite 100  
Naples, Florida 34119  
Telephone: (239) 317-3116  
E-Mail: helen@safeharborlawfirm.com  
May 22, 29, 2026 26-01957L

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA,  
PROBATE DIVISION  
File No. 26-CP-001465  
IN RE: ESTATE OF  
KATHLEEN ANN CONNOR a/k/a  
KATHLEEN KRULESKI CONNOR,  
Deceased.**

The administration of the Estate of KATHLEEN ANN CONNOR a/k/a KATHLEEN KRULESKI CONNOR, Deceased, whose date of death was January 7, 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 WITHIN THE LATER OF THREE 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 WITH-

IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is May 22, 2026.

**Personal Representative:**

**Linda Kruleski**  
P. O. Box 141  
Sanibel, Florida 33957  
Attorney for Personal Representative:  
R. Wesley Bradshaw  
BRADSHAW & MOUNTJOY, P.A.  
209 Courthouse Square  
Inverness, Florida 34450  
Telephone (352) 726-1211  
FBN: 977845  
May 22, 29, 2026 26-01944L

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
File No. 26-CP-1474  
Division: Probate  
IN RE: ESTATE OF  
PHILIP W. PAPANONE  
Deceased.**

The administration of the estate of Philip W. Papanone, deceased, whose date of death was February 28, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is May 22, 2026.

**Personal Representative:**

**Pamela A. Papanone**  
1520 San Carlos Bay Drive  
Sanibel, Florida 33957  
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:  
tcoarsini@sbshlaw.com  
May 22, 29, 2026 26-01937L

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001392  
IN RE: ESTATE OF  
PAUL R. LITZINGER,  
Deceased.**

The administration of the estate of Paul R. Litzinger, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is May 22, 2026.

**Personal Representative:**

**Todd Andrew Litzinger**  
325 Sylvan Road  
Lake Bluff, Illinois 60044  
Attorney for Personal Representative:  
Pieter Van Dien  
Attorney for the Personal  
Representative  
Florida Bar Number: 0096695  
Oakstone Law PL  
999 Vanderbilt Beach Road,  
Suite 200  
Naples, Florida 34108  
Telephone: (239) 206-3454  
E-Mail: pvandien@oakstonelaw.com  
Secondary E-Mail:  
asmith@oakstonelaw.com  
May 22, 29, 2026 26-01945L

## 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 DrMarchand's Laboratory located at 19 Louisiana Road in the

City of Lehigh Acres, Lee, FL 33936 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of May, 2026  
Joseph Kyle Marchand  
May 22, 2026 26-01958L

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-001233  
IN RE: ESTATE OF  
SUSAN JANE EMANUEL  
Deceased.**

The administration of the Estate of Susan Jane Emanuel, deceased, whose date of death was February 24, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is East Entrance, Justice Center Proper, 1700 Monroe Street, Fort Myers FL 33901. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 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 22, 2026.

**Petitioner:**

**David J. Emanuel**  
1114 N. Morrison Street  
Appleton, Wisconsin 54911  
Attorney for Petitioner:  
Lisa Curia George  
Florida Bar Number: 1033829  
Hagen Law Firm  
5290 Summerlin Commons Way,  
Suite 1003  
Fort Myers, FL 33907  
Telephone: (239) 275-0808  
Fax: (239) 275-3313  
E-Mail: lisa@mikehagen.com  
Secondary E-Mail:  
pat@mikehagen.com  
May 22, 29, 2026 26-01949L

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-1217  
IN RE: ESTATE OF  
FREDERICK JULES DERKOSKI,  
Deceased.**

The administration of the Estate of Frederick Jules Derkoski, deceased, whose date of death was December 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is East Entrance, Justice Center Proper, 1700 Monroe Street, Fort Myers FL 33901. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 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 22, 2026.

**Petitioner:**

**Michael S. Hagen  
Hagen Law Firm**  
5290 Summerlin Commons Way  
Suite 1003  
Fort Myers, Florida 33907  
Attorney for Petitioner:  
Lisa Curia George  
Florida Bar Number: 1033829  
Hagen Law Firm  
5290 Summerlin Commons Way,  
Suite 1003  
Fort Myers, FL 33907  
Telephone: (239) 275-0808  
Fax: (239) 275-3313  
E-Mail: lisa@mikehagen.com  
Secondary E-Mail:  
pat@mikehagen.com  
May 22, 29, 2026 26-01948L

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001394  
Division: Probate  
IN RE: ESTATE OF  
MARK STEVEN KOCHER,  
a/k/a MARK S. KOCHER,  
Deceased.**

The administration of the estate of Mark Steven Kocher, a/k/a Mark S. Kocher, 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 P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is May 22, 2026.

**Personal Representative:**

**Kluane C. Dobson**  
223 10A St. NW  
Calgary, Alberta T2N 1W7  
CANADA  
Attorney for Personal Representative:  
Lowell S. Schoenfeld  
Attorney for Personal Representative  
Florida Bar Number: 980099  
SCHOENFELD KYLE &  
ASSOCIATES LLP  
1380 Royal Palm Square Blvd.  
Fort Myers, FL 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: lowells@trustska.com  
May 22, 29, 2026 26-01936L

## FIRST INSERTION

**Fictitious Name Notice**  
Notice is hereby given that MACLORIAN X GROUP LLC, OWNER, desiring to engage in business under the fictitious name of DEDUTH ACADEMY located at NW 23RD TERRACE, CAPE

CORAL, FLORIDA 33993 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
May 22, 2026 26-01893L

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

FIRST INSERTION

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") for the Mediterra Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: June 17, 2026  
 TIME: 9:00 a.m.  
 LOCATION: Boardroom in Main Clubhouse  
 15755 Corso Mediterra Circle  
 Naples, Florida 34110

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	926	1	\$1,600.00
Golf Course	168.53	1	\$1,600.00

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Collier and/or Lee County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M

Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://mediterracd.net/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting 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 which such appeal is to be based.

District Manager



May 22, 2026

26-01952L

FIRST INSERTION

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

CASE NO.: 26-CA-001992  
 NEWREZ LLC,  
 Plaintiff, vs.

ESTATE OF DAVID O. THOMAS A/K/A DAVID ORIN THOMAS A/K/A DAVID ORIN THOMAS, SR., DECEASED; DAVID O. THOMAS; JEROME DAVID ORIN THOMAS; JAMAL DELON JASHAWN THOMAS; JALEEL WILLIAM DEXTER THOMAS; DENIEA KITOYA-AVI THOMAS MATTHEWS; DARIUS JOSHUA THOMAS; PINWOOD CONDOMINIUM OF LEHIGH ACRES, INC.; AMERICAN EXPRESS NATIONAL BANK; CAPITAL ONE, NATIONAL ASSOCIATIONS/B/M DISCOVER BANK; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al.  
 Defendant(s).

TO: ESTATE OF DAVID O. THOMAS A/K/A DAVID ORIN THOMAS A/K/A DAVID ORIN THOMAS, SR., DECEASED  
 (Current Residence Unknown)  
 (Last Known Address)  
 29 DAWN FLOWER CIRCLE  
 LEHIGH ACRES, FL 33936

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DAVID O. THOMAS A/K/A DAVID ORIN THOMAS A/K/A DAVID ORIN THOMAS, SR., DECEASED  
 (Last Known Address)  
 29 DAWN FLOWER CIRCLE  
 LEHIGH ACRES, FL 33936

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

CONDOMINIUM UNIT NO. 7, TRACT E, IN PINWOOD CONDOMINIUM OF LEHIGH ACRES, A CONDOMINIUM, ALL AS SET OUT IN DECLARATION OF CONDOMINIUM AND EXHIBITS ATTACHED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 1012, PAGE 373, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND AMENDMENT TO DECLARATION OF CONDOMINIUM AND EXHIBITS ATTACHED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 1024, PAGE 577, OF

THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND AMENDMENT TO DECLARATION OF CONDOMINIUM AND EXHIBITS ATTACHED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 1046, PAGE 1594, AND AMENDMENT TO DECLARATION OF CONDOMINIUM AND EXHIBITS ATTACHED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 1176, PAGE 723, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND AS DESCRIBED BY THE PLANS THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGES 82 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A: 29 DAWN FLOWER CIRCLE, LEHIGH ACRES, FL 33936.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this day of 05/19/2026

KEVIN C. KARNES  
 As Clerk of the Court and/or  
 Comptroller  
 (SEAL) N Wright-Angad

Brian L. Rosaler, Esquire,  
 POPKIN & ROSALER, P.A.,  
 1701 West Hillsboro Boulevard,  
 Suite 400,  
 Deerfield Beach, FL 33442  
 26-52686  
 May 22, 29, 2026 26-01947L

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-839 Division Probate IN RE: ESTATE OF BEVERLY BRAGDON BORDEN 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 Beverly Bragdon Borden, deceased, File Number 26-CP-839, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was December 12, 2025; that the total value of the estate is \$58,904.29 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 Sarah Borden Holman, Trustee of the Beverly Borden Family Trust dated December 12, 2025  
 30 Lindsley Road,  
 Basking Ridge, NJ 07920

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 22, 2026.

**Person Giving Notice:**  
 Sarah Borden Holman  
 30 Lindsley Road  
 Basking Ridge, New Jersey 07920  
 Attorney for Person Giving Notice  
 /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:  
 elizabethhw@omplaw.com  
 May 22, 29, 2026 26-01956L

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-4465**

**Ariel Condominium Association, Inc., Plaintiff, v. David Huseman; et al. Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 05/08/2026, and entered in case number 25-CA-4465 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Ariel Condominium Association, Inc. is the Plaintiff and David Huseman is the Defendant, Kevin C. Karnes, Clerk of Court, will sell to the highest bidder for cash, in the Lee County Courthouse, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Lee, FL 33901, via online auction at [www.lee.realforeclose.com](http://www.lee.realforeclose.com), beginning at 9:00 am on June 11, 2026, the following described real property as set forth in the Final Judgment, to wit:

Unit 805, of ARIEL CONDOMINIUM OF THE LANDINGS, a Condominium Community, according to the Condominium Declaration thereof on file and recorded in the Office of the Clerk of the Circuit Court in Official Record Book 1644, Page 242, as amended from time to time,

all in the Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said Condominium Declaration.  
 Property Address:  
 5260 S. Landings Dr. #805  
 Fort Myers, FL 33919

Any person or entity 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 no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

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

Dated: 05/19/2026

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

Submitted By:  
 /s/ Joseph A. Bare  
 Joseph A. Bare, ESQ.  
 Attorney for Plaintiff  
 VARNUM, LLP  
 4501 Tamiami Trail N, Ste 350  
 Naples, FL 34103  
 jabare@varnumlaw.com  
 Telephone (239) 373-8022  
 Fax (239) 241-7385  
 May 22, 29, 2026 26-01959L

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-001517**

**Division: Probate IN RE: ESTATE OF RON MARIE, 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 Ron Marie (a/k/a Ronald Frank Marie), deceased, File Number 26CP001517, 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 March 9, 2026; that the total value of the Estate is \$0.00; and that the name and address of those to whom it has been assigned by such Order are:

Name Address  
 Shelley Hough  
 105 Jogi Road  
 Highland Grove, Ontario K0L 2A0  
 Sandra Rundle  
 375 Fire Route 82  
 Havelock, Ontario K0L 1Z0  
 Charlene Nulty  
 63G O-at-ka Road RR1  
 Maynooth, Ontario K0L 2S0

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 date of first publication of this Notice is May 22, 2026.

**Person Giving Notice:**  
 Shelley Hough  
 105 Jogi Road  
 Highland Grove, Ontario K0L 2A0  
 Attorney for Person Giving Notice:  
 Courtney V. Lovejoy  
 Attorney  
 Florida Bar Number: 1010542  
 SCHOENFELD KYLE & ASSOCIATES LLP  
 1380 Royal Palm Square Boulevard  
 Fort Myers, Florida 33919  
 Telephone: (239) 936-7200  
 Fax: (239) 936-7997  
 E-Mail: courtneyl@trustska.com  
 4901-4626-4747, v. 3  
 May 22, 29, 2026 26-01963L

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 ScienceITrust AI located at 19705 Lavender Field Ct in the City of Lehigh Acres, Lee, FL 33974 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of May, 2026  
 Levente G Pap  
 May 22, 2026 26-01964L

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 ChemITrust AI located at 19705 Lavender Field Ct in the City of Lehigh Acres, Lee, FL 33974 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of May, 2026  
 Levente G Pap  
 May 22, 2026 26-01965L

IV20906\_V11

**SAVE TIME**

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**Q&A**

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[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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**Business Observer**

IV10230

## --- SALES ---

## 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.: 23-CA-006531**  
**FREEDOM MORTGAGE CORPORATION**  
**PLAINTIFF, vs.**  
**HOWARD J. COOK A/K/A HOWARD COOK, CAROL A. COOK, ET AL.,**  
**DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the May 14, 2026 Foreclosure Sale dated the 11TH day of May, 2026, and entered in Case No. 23-CA-006531, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CAROL A. COOK AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA CHERYL GARRISON are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 9th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 33 AND 34, BLOCK 3586, CAPE CORAL UNIT 46, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 Property Address: 1045 Ne 2nd 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 05/13/2026.

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

Submitted by: Tromberg, Miller, Morris & Partners, PLLC  
 ATTORNEY FOR PLAINTIFF  
 600 West Hillsboro Boulevard, Suite 600  
 Deerfield Beach, FL 33441  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 ESERVICE@MGS-LEGAL.COM  
 22FL373-1558  
 May 22, 29, 2026 26-01897L

## 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-004466**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**RAMIRO LOPEZ; FORD MOTOR CREDIT COMPANY; ROXANA D. GONZALEZ; 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 for LEE County shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 AM on the 11 day of June, 2026, the following described property as set forth in said Final Judgment, to wit

LOT 7, BLOCK 24, LEHIGH ACRES UNIT 7, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 48, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 212

8TH AVE, LEHIGH ACRES, FL 33936

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

Dated this day of 05/18/2026.

KEVIN C. KARNES  
 Clerk Of The Circuit Court  
 (SEAL) By: N Wright-Angad  
 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  
 25-02295  
 May 22, 29, 2026 26-01920L

## 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. 24-CA-000507

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 18, 2025, and entered in 24-CA-000507 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HEIKO P. REIMANN, DECEASED; BOBBIE REIMANN are

the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on June 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 7, FORT MYERS VILLAS, UNIT NO. 1-A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP, THEREOF DESCRIBED IN PLAT BOOK 10, AT PAGE(S) 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 Property Address: 2131 ALDRIDGE AVE, FORT MYERS, FL 33907

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

Dated this day of 05/14/2026.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 Attorneys for Plaintiff  
 6409 Congress Avenue, Suite 100,  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Fax: 561-997-6909  
 23-091684 - MaM  
 May 22, 29, 2026 26-01909L

## 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-005239**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**LUIS ALBERTO GOMEZ TAMAYO,**  
**et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 13, 2026, and entered in 25-CA-005239 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and LUIS ALBERTO GOMEZ TAMAYO; UNKNOWN SPOUSE OF LUIS ALBERTO GOMEZ TAMAYO; FLORIDA HOUSING FINANCE CORPORATION; GOODLEAP, LLC 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 June 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 53, BLOCK 1, WEDGEWOOD A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 123 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 Property Address: 331 HAZELWOOD AVE S, LEHIGH ACRES, FL 33936

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

Dated this day of 05/14/2026.

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  
 25-342168 - MaM  
 May 22, 29, 2026 26-01908L

## 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. 362025CA003163A001CH

**WILMINGTON SAVINGS FUND SOCIETY, FSF, NOT IN ITS INDIVIDUAL CAPACITY BY SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2025-NPLI,**  
**Plaintiff, vs.**  
**LEASE PURCHASE OHIO, LLC; DOUGLAS JAY SHELTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 13, 2026, and entered in Case No. 362025CA003163A001CH of the Circuit Court in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSF, NOT IN ITS INDIVIDUAL CAPACITY BY SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2025-NPLI is Plaintiff and LEASE PURCHASE OHIO, LLC; DOUGLAS JAY SHELTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE

OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on July 16, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4 AND 5, BLOCK 4, UNIT 1, PART 2, CAPE CORAL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 29 THROUGH 36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED at Ft. Myers, Florida, on 05/14/2026.

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

Diaz Anselmo & Associates, P.A.  
 Attorneys for Plaintiff  
 P.O. BOX 19519  
 Fort Lauderdale, FL 33318  
 Telephone: (954) 564-0071  
 Service E-mail: answers@dallegal.com  
 8010-213467 / GS1  
 May 22, 29, 2026 26-01905L

## FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

## Case No. 25-CA-005002

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

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

States of America on behalf of the Secretary of Housing and Urban Development; Marquita Green a/k/a Marquita Nichole Green are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the 9th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

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

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

Dated this 05/15/2026.

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

Brock & Scott PLLC  
 4919 Memorial Hwy,  
 Suite 135  
 Tampa, FL 33634  
 Attorney for Plaintiff  
 File # 25-F02058  
 May 22, 29, 2026 26-01919L

## 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. 23-CA-012707**  
**Wells Fargo Bank, N.A.,**  
**Plaintiff, vs.**  
**The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Sarah L. Bauer a/k/a Sara Lillian Bauer f/k/a Sara Lillian Miller, Deceased, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-012707 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Sarah L. Bauer a/k/a Sara Lillian Bauer f/k/a Sara Lillian Miller, Deceased; Sophie Hannah Bauer a/k/a Sophie H. Bauer; Tristan Paul Bauer a/k/a Tristan P. Bauer; Sophie Hannah Bauer a/k/a Sophie H. Bauer, as Co-Personal Representative of the Estate of Sarah L. Bauer a/k/a Sara Lillian Bauer f/k/a Sara Lillian Miller, Deceased; Tanya B. Miller, as Co-Personal Representative of the Estate of Sarah L. Bauer a/k/a Sara Lillian Miller, Deceased; Tanya B Miller; Pointe Santo De Sanibel Condominium Association, Inc. are the Defendants, that Kevin Karnes, Lee County Clerk of Court will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00 AM on the 16th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

APARTMENT UNIT NO. A44, OF POINTE SANTO DE SANIBEL CONDOMINIUM II, ACCORDING TO THE CONDOMINIUM DECLARA-

TION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN OFFICIAL RECORD BOOK 1192 AT PAGES 1788-1841, INCLUSIVE AND IN OFFICIAL RECORD BOOK 1195 AT PAGES 755, 756, INCLUSIVE, AND AS PER PLAT THEREOF IN CONDOMINIUM PLAT BOOK 5 AT PAGES 28-39, INCLUSIVE, AND THE CLARIFICATION AMENDMENT TO THE CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1207 AT PAGES 1920-1923, INCLUSIVE AND AS AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 1524 AT PAGE 1648, OFFICIAL RECORD BOOK 1621 AT PAGE 222, OFFICIAL RECORD BOOK 1658 AT PAGE 39, OFFICIAL RECORD BOOK 1954 AT PAGE 3507 AND AS AMENDED AND RESTATED IN OFFICIAL RECORD BOOK 2822 AT PAGE 695 AND AS AMENDED IN OR BOOK 4189, PAGE 4860, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION.

TAX ID: 35-46-22-T2-0130A.0440

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

Dated this 05/13/2026.

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

Brock & Scott PLLC  
 4919 Memorial Hwy, Suite 135  
 Tampa, FL 33634  
 Attorney for Plaintiff  
 File # 23-F00358  
 May 22, 29, 2026 26-01895L

## 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-006834

**FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1,**  
**Plaintiff, vs.**  
**JOHN C. BOYLE; MARY DEBORAH LYNN BOYLE; DAVIS WOODS 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 May 7, 2026, entered in Civil Case No.: 25-CA-006834 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1, Plaintiff, and JOHN C. BOYLE; MARY DEBORAH LYNN BOYLE; DAVIS WOODS 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 11th day of June, 2026, the following described real

property as set forth in said Judgment, to wit:

UNIT 824, OF DAVIS WOODS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1580, AT PAGE 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 05/13/2026.

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

Attorney for Plaintiff:  
 Brian L. Rosaler, Esquire  
 Popkin & Rosaler, P.A.  
 1701 West Hillsboro Boulevard,  
 Suite 400  
 Deerfield Beach, FL 33442  
 Telephone: (954) 360-9030;  
 Facsimile: (954) 420-5187  
 25-52540  
 May 22, 29, 2026 26-01896L

## 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-005884

**Village Capital & Investment LLC,**  
**Plaintiff, vs.**  
**Omar Ayala; Unknown Spouse of Omar Ayala,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-005884 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Omar Ayala is the Defendant, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 a.m. on the 9th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 26, UNIT 3, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 62, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 TAX ID: 13-44-26-L4-03026.0100

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

Dated this 05/14/2026.

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

Brock & Scott, PLLC  
 Attorney for Plaintiff  
 4919 Memorial Hwy, Suite 135  
 Tampa, FL 33634  
 FLCourtDocs@brockandscott.com  
 25-CA-005884  
 May 22, 29, 2026 26-01898L



**SAVE TIME**

E-mail your Legal Notice  
**legal@businessobserverfl.com**

**PUBLISH YOUR LEGAL NOTICE**  
 Email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
 Business Observer

## --- SALES / ACTIONS ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 26-CA-000529**  
**ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC,**  
**Plaintiff, vs.**  
**MITCHELL KIELTON, et al.,**  
**Defendant.**  
To: MITCHELL KIELTON  
6144 HIGGINS AVENUE, FORT MY-  
ERS, FL 33905  
CHRISTINA GENTILE  
6144 HIGGINS AVENUE, FORT MY-  
ERS, FL 33905  
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 5, BLOCK 3, WEST PART  
UNIT 1, SECTION 3, TOWN-  
SHIP 44 SOUTH, RANGE 26  
EAST, LEHIGH ACRES, AC-  
CORDING TO THE PLAT  
THEREOF AS RECORDED IN

PLAT BOOK 26, PAGE 2, 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 05/19/2026,  
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  
25-12791FL  
May 22, 29, 2026 26-01938L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 26-CA-001891**  
**ROCKET MORTGAGE, LLC,**  
**Plaintiff, vs.**  
**LEON L MCKOY, et al.,**  
**Defendant.**  
To: LEON L MCKOY  
218 FIRESIDE CT, LEHIGH ACRES,  
FL 33936  
UNKNOWN SPOUSE OF LEON L  
MCKOY  
218 FIRESIDE CT, LEHIGH ACRES,  
FL 33936  
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 10, BLOCK 28, PLAT OF  
UNIT 7 WILLOW LAKE AD-  
DITION 1 SECTION 4, TOWN-  
SHIP 45 SOUTH, RANGE 27  
EAST A SUBDIVISION OF LE-  
HIGH ACRES, ACCORDING  
TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK  
18, PAGE 162, 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 05/19/2026,  
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  
25-19735FL  
May 22, 29, 2026 26-01939L

## FIRST INSERTION

**CLERK'S NOTICE OF SALE  
UNDER F.S. CHAPTER 45  
IN THE CIRCUIT COURT  
OF THE TWENTIETH  
JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTION  
Case No.: 25-CA-4258  
SW FL 2ND CHANCE LLC,  
A Florida Limited Liability  
Company,  
Plaintiff vs.  
RE INVEST CAPITAL PARTNERS,  
LLC, SITE EVALUATIONS OF  
FLORIDA, LLC., a Florida Limited  
Liability Company, Unknown  
Tenant #1, and Unknown Tenant  
#2, Unknown Person in Possession  
#1, Unknown Person in Possession  
#2, all other Unknown Tenants or  
Parties occupying or in possession of  
any part of the land to be foreclosed  
upon as of the date of the filing of the  
Notice of Filing of Lis Pendens and  
all Unknown Parties as heirs,  
devises, or grantees assigned as  
lienholders, creditors, trustees, or  
in any other capacity, claiming by,  
through, under or against the named  
Defendants,  
Defendants**

NOTICE IS HEREBY GIVEN that  
pursuant to the Final Default Judg-  
ment of Foreclosure entered on the 9th  
day of April 2026 in the above-styled  
cause, the Clerk of Court will sell to the  
highest and best bidder for cash online  
at www.lee.realforeclose.com at 9:00  
a.m. on June 11, 2026 the following de-  
scribed property:  
Lot 24, Block E, Gulfhaven, Unit  
L, according to the plat thereof  
recorded at Plat Book 9, Page  
80, in the Public Records of Lee  
County, Florida.  
Street Address: 2761 Olive  
Street, St. James City, FL 33956  
Parcel ID Number: 02-46-22-  
02-0000E.0240  
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 in accor-  
dance with Florida Statutes, Section  
45.031.  
DATED this 05/18/2026,  
Kevin C. Karnes,  
Clerk of Court  
(SEAL) By: T Mann  
Deputy Clerk  
Melville G. Brinson III, Esquire  
{00088733.DOCX}  
May 22, 29, 2026 26-01940L

## FIRST INSERTION

**CLERK'S NOTICE OF SALE  
UNDER F.S. CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTION  
Case No.: 25-CA-4269  
SW FL 2ND CHANCE LLC,  
A Florida Limited Liability  
Company,  
Plaintiff vs.  
RE INVEST CAPITAL PARTNERS,  
LLC, SITE EVALUATIONS OF  
FLORIDA, LLC., a Florida Limited  
liability Company, Unknown  
Tenant #1, and Unknown Tenant  
#2, Unknown Person in Possession  
#1, Unknown Person in Possession  
#2, all other Unknown Tenants or  
Parties occupying or in possession of  
any part of the land to be foreclosed  
upon as of the date of the filing of the  
Notice of Filing of Lis Pendens and  
all Unknown Parties as heirs,  
devises, or grantees assigned as  
lienholders, creditors, trustees, or  
in any other capacity, claiming by,  
through, under or against the named  
Defendants,  
Defendants**  
NOTICE IS HEREBY GIVEN that pur-

suant to the Final Default Judgment of  
Foreclosure entered on the 9th day of  
April 2026 in the above-styled cause,  
the Clerk of Court will sell to the highest  
and best bidder for cash online at www.  
lee.realforeclose.com at 9:00 a.m. on  
June 11, 2026 the following described  
property:  
Lots 9 and 10, Block 372, St.  
James City, according to the map  
or plat thereof as recorded in Plat  
Book 3, Page 35, Public Records  
of Lee County, Florida.  
Street Address: 2770 and 2780  
Olive Street, St. James City, FL  
33956  
Parcel ID Number: 02-46-22-  
05-00372.0090  
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 in accor-  
dance with Florida Statutes, Section  
45.031.  
DATED this 05/18/2026,  
Kevin C. Karnes,  
Clerk of Court  
(SEAL) BY: T Mann  
Deputy Clerk  
Melville G. Brinson III, Esquire  
{00088858.DOCX}  
May 22, 29, 2026 26-01942L

## FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE  
(PROPERTY)  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.: 26-CA-000109  
CAPE HOLDINGS ENTERPRISES,  
INC. A Florida Corporation  
Plaintiff, vs.  
MARK RICHARD MASHITER,  
as Co-Trustee of THE VERTU  
RETIREMENT SCHEME, a pension  
trust, u/a/d February 27, 2012, and  
PS INDEPENDENT TRUSTEES  
LIMITED, a UK Registered  
Company (company No. 03021321)  
as Co-Trustee of THE VERTU  
RETIREMENT SCHEME, a pension  
trust, u/a/d February 17, 2012.  
Defendants.**

TO: PS INDEPENDENT TRUSTEES  
LIMITED, UK REGISTERED COM-  
PANY UNDER NUMBER 03021321,  
AS CO-TRUSTEE OF THE VERTU  
RETIREMENT SCHEME, A PEN-  
SION TRUST U/A/D FEBRUARY 17,  
2012, whose last known address is 3rd  
Floor, Forbury Works 37-43 Blgrave  
Street Reading RG1 1PZ United King-  
dom; and  
MARK RICHARD MASHITER AS  
CO-TRUSTEE OF THE VERTU RE-  
TIREMENT SCHEME, A PENSION  
TRUST U/A/D FEBRUARY 27, 2012,  
whose last known address is 728 SW  
Pine Island Road #4 Cape Coral, Flori-  
da 33991.  
and, if alive, and if dead, or if active or  
inactive, their unknown spouses, wid-  
ows, widowers, heirs, devisees, grant-  
ees, assignees, lienors, creditors, trust-

ees, successor trustees, beneficiaries,  
and all parties having or claiming by,  
through, under, or against them, and  
any and all persons claiming any right,  
title, interest, claim, lien, estate, or de-  
mand against the Defendants.

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

LOTS 15 AND 16, BLOCK 2600,  
UNIT 37, CAPE CORAL SUB-  
DIVISION, ACCORDING TO  
THE MAP OR PLAT THERE-  
OF, RECORDED IN PLAT  
BOOK 17, PAGES 15 THRU 29,  
OF THE PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on WESLEY  
T. MATHIEU, ESQ., the Plaintiff's  
attorney, whose address is 1314 Cape  
Coral Parkway East, Suite 320, Cape  
Coral, Florida 33904, and file the origi-  
nal with the Clerk of the above-styled  
Court on or before June 29, 2026, oth-  
erwise a default will be entered against  
you for the relief prayed for in the Pe-  
tition.

This notice shall be published once a  
week for four consecutive weeks.

WITNESS my hand and seal of said  
Court at Ft. Myers, Florida, on this  
05/19/2026.

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

Wesley T. Mathieu, Esq.,  
1314 Cape Coral Parkway E., Suite 320,  
Cape Coral, FL 33904,  
(239) 772-1993  
May 22, 29, June 5, 12, 2026  
26-01934L

## FIRST INSERTION

**CLERK'S NOTICE OF SALE  
UNDER F.S. CHAPTER 45  
IN THE CIRCUIT COURT  
OF THE TWENTIETH  
JUDICIAL CIRCUIT  
IN AND FOR  
LEE COUNTY, FLORIDA  
CIVIL ACTION  
Case No.: 25-CA-4219  
SW FL 2ND CHANCE LLC,  
A Florida Limited Liability  
Company,  
Plaintiff vs.  
RE INVEST CAPITAL PARTNERS,  
LLC, SITE EVALUATIONS OF  
FLORIDA, LLC., a Florida Limited  
Liability Company, Unknown  
Tenant #1, and Unknown Tenant  
#2, Unknown Person in Possession  
#1, Unknown Person in Possession  
#2, all other Unknown Tenants or  
Parties occupying or in possession of  
any part of the land to be foreclosed  
upon as of the date of the filing of the  
Notice of Filing of Lis Pendens and  
all Unknown Parties as heirs,  
devises, or grantees assigned as  
lienholders, creditors, trustees, or in  
any other capacity, claiming by,  
through, under or against the named  
Defendants,  
Defendants**

NOTICE IS HEREBY GIVEN that pur-  
suant to the Final Default Judgment of  
Foreclosure entered on the 9th day of  
April 2026 in the above-styled cause,  
the Clerk of Court will sell to the highest  
and best bidder for cash online at www.  
lee.realforeclose.com at 9:00 a.m. on  
June 11, 2026 the following described  
property:  
Lot 59, of that certain subdivi-  
sion known as Block C, Cherry  
Estates, according to the map or  
plat thereof on file and recorded in  
O.R Book 576, Page 462 and  
463, Public Records of Lee  
County, Florida.  
Street Address: 3693 Blueberry  
Lane, St. James City, FL 33956  
Parcel ID Number: 02-46-22-  
19-00000.0590  
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 in accor-  
dance with Florida Statutes, Section  
45.031.  
DATED this 05/18/2026,  
Kevin C. Karnes,  
Clerk of Court  
(SEAL) By: T Mann  
Deputy Clerk  
Melville G. Brinson III, Esquire  
{00088731.DOCX}  
May 22, 29, 2026 26-01941L

## 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-002772  
SANIBEL CAPTIVA COMMUNITY  
BANK, a Florida banking  
corporation,  
Plaintiff, vs.  
HARRY WILLIAM MAULDIN,  
if living, and if deceased, THE  
UNKNOWN HEIRS, DEVISEES  
and BENEFICIARIES OF  
HARRY WILLIAM MAULDIN,  
GAIL MORAN MAULDIN,  
UNKNOWN SPOUSE OF GAIL  
MORAN MAULDIN, VINES  
COMMUNITY ASSOCIATION,  
INC., VINES COUNTRY CLUB,  
INC., n/k/a ESTERO COUNTRY  
CLUB, INC. and SOUTHWIND  
VILLAGE AT THE VINES  
CONDOMINIUM ASSOCIATION,  
INC.,  
Defendants.**

TO: UNKNOWN HEIRS, DEVISEES  
and BENEFICIARIES OF HARRY  
WILLIAM MAULDIN  
8411 Southbridge Drive, Unit 3  
Estero, FL 33967  
Residence unknown, if living, including  
any unknown spouse of the said De-  
fendants, if either has remarried and if  
either or both of said Defendant(s) are  
dead, their respective unknown heirs,  
devises, grantees, assignees, credi-  
tors, lienors, and trustees, and all other  
persons claiming by, through, under  
or against the named Defendant(s);  
and the aforementioned named  
Defendant(s) and such of the afore-  
mentioned unknown Defendants and  
such of the aforementioned unknown  
Defendant(s) as may be infants, incom-  
petents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that  
an action has been commenced to fore-  
close a mortgage on the following de-  
scribed property in Lee County, Florida:  
Unit 3, Building 20, of South-

wind Village at the Vines, a  
Condominium, according to the  
Declaration of Condominium  
thereof, as recorded in Official  
Records Book 2618, Page 2403,  
and all amendments thereto, of  
the Public Records of Lee Coun-  
ty, Florida, together with an un-  
divided interest in the common  
elements appurtenant thereto.  
8411 Southbridge Dr. 3, Estero,  
FL

This action has been filed against you  
and you are required to serve a copy  
of your written defense, if any, such  
M. Brian Cheffer, Esquire, Cheffer &  
Hagan, P.A., Attorneys for Plaintiff,  
whose address is 2120 McGregor Bou-  
levard, Fort Myers, FL 33901 within 30  
days after the first publication date, and  
file the original with the clerk of this  
Court either before service on Plain-  
tiffs attorney or immediately thereaf-  
ter; otherwise a default will be entered  
against you for the relief demanded in  
the Complaint

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

WITNESS my hand and seal of the  
Court on the day of 05/19/2026

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

M. Brian Cheffer, Esq.,  
2120 McGregor Boulevard,  
Fort Myers, FL 33901  
May 22, 29, 2026 26-01943L

## 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-1782  
PARKWOOD VILLAS  
HOMEOWNERS ASSOCIATION,  
II, INC., A FLORIDA NOT FOR  
PROFIT CORPORATION,  
PLAINTIFF, V.  
AYESHA ANWAR SHEIKH, ET AL.,  
DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Final Judgment of Foreclosure  
dated May 4, 2026, and entered in Case  
No. 25-CC-1782 of the County Court of  
the Twentieth Judicial Circuit in and for  
Lee County, Florida, wherein PARK-  
WOOD VILLAS HOMEOWNERS ASSO-  
CIATION, II, INC. is Plaintiff, and  
Ayesha Anwar Sheikh and Unknown  
Spouse of Ayesha Anwar Sheikh 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 4th day of June, 2026 the following  
described property as set forth in said  
Final Judgment, to wit:

See attached Exhibit A  
A/K/A: 218 Oakmont Parkway,  
Lehigh Acres, FL 33936  
EXHIBIT A  
To Plaintiff's Notice of Sale  
Plaintiff: Parkwood Villas  
Homeowners Association, Inc.  
Defendant/Property Owner:  
Ayesha Anwar Sheikh  
Case Number 25-CC-1782  
THAT CERTAIN PROPERTY  
AS SET FORTH IN EXHIBIT  
"A", AS ATTACHED HERETO  
AND MADE A PART HERE-  
OF, WHICH PROPERTY IS  
SUBJECT TO THAT CER-  
TAIN DECLARATION OF  
COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
PARKWOOD VILLAS II, AS  
RECORDED AMONG THE  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA IN OFFI-  
CIAL RECORDS BOOK 1473,  
AT PAGE 353. SUBJECT ALSO  
TO RESERVATIONS AND  
EASEMENTS OF RECORD.  
EXHIBIT 'A'  
LEGAL DESCRIPTION  
UNIT NO. 20  
PARKWOOD VILLAS II  
A PARCEL OF LAND LYING IN  
SECTION 31, TOWNSHIP 44  
SOUTH, RANGE 27 EAST, LEE  
COUNTY, FLORIDA MORE  
PARTICULARLY DESCRIBED  
AS FOLLOWS:

FROM THE NORTHWEST  
CORNER OF SECTION 31  
PROCEED SOUTH 00°-25'-25"  
EAST ALONG THE WEST SEC-  
TION LINE OF SECTION 31  
FOR 1,274.01 FEET. THENCE  
CONTINUE NORTH 88°-44'-  
13" EAST FOR 2,106.15 FEET,  
THENCE NORTH 88°-44'-13"  
EAST ALONG THE SOUTHER-  
LY RIGHT-OF-WAY LINE OF  
THE WEDGEWOOD DRAIN-  
AGEWAY FOR 558.53 FEET TO  
A CONCRETE MONUMENT.  
THENCE IN A SOUTHWEST-  
ERLY DIRECTION ALONG  
THE WESTERLY RIGHT-OF-  
WAY LINE OF BETH STACEY  
BOULEVARD ALONG THE  
ARC OF A CURVE TO THE  
RIGHT HAVING A RADIUS  
OF 1,104.40 FEET, A CEN-  
TRAL ANGLE OF 22°-38'-10", A  
CHORD BEARING OF SOUTH  
15°-25'-08" WEST, AND A  
CHORD DISTANCE OF 433.49  
FEET, FOR 436.32 FEET TO  
A POINT OF TANGENCY,  
THENCE SOUTH 26°-44'-13"  
WEST ALONG THE WESTER-  
LY RIGHT-OF-WAY LINE OF

BETH STACEY BOULEVARD  
A DISTANCE OF 259.28 FEET  
TO A POINT OF CURVATURE,  
THENCE ALONG THE ARC  
OF A CURVE TO THE LEFT,  
HAVING A RADIUS OF 630.00  
FEET, A CENTRAL ANGLE OF  
26°-23'-45", AND A CHORD  
DISTANCE OF 287.68 FEET, A  
DISTANCE OF 290.24 FEET,  
THENCE SOUTH 00°, 20' 28"  
WEST A DISTANCE OF 63.00  
FEET TO A POINT OF CURVA-  
TURE, THENCE ALONG THE  
ARC OF A CURVE TO THE  
RIGHT, HAVING A RADIUS  
OF 25.00 FEET, A CENTRAL  
ANGLE OF 88°-53'-09", FOR  
A DISTANCE OF 38.78 FEET  
TO A POINT OF TANGENCY,  
THENCE SOUTH 89°-13'-37"  
WEST ALONG THE NORTH-  
ERLY RIGHT-OF-WAY LINE  
OF RIDGECREST STREET, A  
DISTANCE OF 29.26 FEET TO  
A POINT OF CURVATURE.  
THENCE ALONG THE ARC  
OF A CURVE TO THE LEFT,  
HAVING A RADIUS OF 670.66  
FEET, A CENTRAL ANGLE OF  
17°-44'-36", AND A CHORD  
DISTANCE OF 206.86 FEET,  
A DISTANCE OF 207.69 FEET  
TO A POINT OF TANGENCY.  
THENCE SOUTH 71°-29'-  
01" WEST A DISTANCE OF  
135.14 FEET TO A POINT OF  
INTERSECTION WITH THE  
EASTERLY RIGHT-OF-WAY  
LINE OF OAKMONT PARK-  
WAY, THENCE NORTH 00°-  
20'-28" EAST ALONG SAID  
EASTERLY RIGHT-OF-WAY  
LINE, A DISTANCE OF 168.10  
FEET TO A POINT OF CURVA-  
TURE, THENCE ALONG THE  
ARC OF A CURVE TO THE  
RIGHT HAVING A RADIUS  
OF 1,015.38 FEET, A CENTRAL  
ANGLE OF 10°-24'-22", AND A  
CHORD DISTANCE OF 184.16  
FEET, A DISTANCE OF 184.41  
FEET, THENCE SOUTH 79°-  
15'-10" EAST A DISTANCE OF  
109.39 FEET, THENCE SOUTH  
03°-38'-29" EAST A DISTANCE  
OF 23.03 FEET TO THE POINT  
OF BEGINNING. FROM SAID  
POINT OF BEGINNING PRO-  
CEED NORTH 86°-21'-31"  
EAST A DISTANCE OF 41.06  
FEET, THENCE SOUTH 03°-  
38'-29" EAST A DISTANCE OF  
40.29 FEET, THENCE SOUTH  
86°-21'-31" WEST A DISTANCE  
OF 12.00 FEET, THENCE  
SOUTH 03°-38'-29" EAST A  
DISTANCE OF 12.00 FEET,  
THENCE SOUTH 86°-21'-31"  
WEST A DISTANCE OF 20.12  
FEET, THENCE NORTH 03°-  
38'-29" WEST A DISTANCE OF  
12.00 FEET, THENCE SOUTH  
86°-21'-31" WEST A DISTANCE  
OF 8.94 FEET, THENCE  
NORTH 03°-38'-29" WEST A  
DISTANCE OF 40.29 FEET TO  
THE POINT OF BEGINNING.

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

DATED this day of 05/14/2026,  
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:  
cfofocservice@beckerlawyers.com  
P19059/422199/31374246  
May 22, 29, 2026 26-01907L

## FIRST INSERTION

**NOTICE OF ACTION FOR  
VERIFIED PETITION FOR  
DISSOLUTION OF MARRIAGE  
WITH NO MINOR CHILDREN  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CASE NO.: 25-DR-2683  
IN RE:  
Antoinette Stambaugh,  
Petitioner/Wife,  
and  
Michael John Stambaugh,  
Respondent/Husband.**

TO: MICHAEL JOHN STAMBAUGH,  
whose last known address is:  
3611 Santa Barbara Blvd.  
Cape Coral, FL 33914

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 the attorney for the Petitioner, as fol-  
lows: SUSAN L. RAY, ESQUIRE, 4206  
DEL PRADO BLVD. S., CAPE CORAL,  
FL 33904 on or before June 23, 2026,  
and file the original with the clerk of  
the Court, Lee County, Florida, 1700  
Monroe Street, Fort Myers, FL 33901,  
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 JOINT  
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 Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Notice of  
Current Address, Florida Supreme  
Court Approved Family Law Form  
12.915.) Future papers in this lawsuit  
will be mailed to the address on record  
at the clerk's office.

WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.  
DATED: 05/14/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: J Collins  
Deputy Clerk  
May 22, 29, June 5, 12, 2026  
26-01924L

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDACIRCUIT CIVIL DIVISION  
CASE NO.: 25-CA-006837  
PENNYMAC LOAN SERVICES,  
LLCPlaintiff(s), vs.  
RUDIS ZAVIEL MALDONADO  
HERNANDEZ; YURI ALEXANDRA  
BAQUERO; THE UNKNOWN  
SPOUSE OF RUDIS ZAVIEL  
MALDONADO HERNANDEZ; THE  
UNKNOWN SPOUSE OF YURI  
ALEXANDRA BAQUERO;  
THE UNKNOWN TENANT IN  
POSSESSION,  
Defendant(s).TO: YURI ALEXANDRA BAQUERO  
LAST KNOWN ADDRESS: 9081  
AEGEAN CIR LEHIGH ACRES, FL  
33936CURRENT ADDRESS: UNKNOWN  
TO: THE UNKNOWN SPOUSE OF  
YURI ALEXANDRA BAQUERO  
LAST KNOWN ADDRESS: 9081  
AEGEAN CIR LEHIGH ACRES, FL  
33936CURRENT ADDRESS: UNKNOWN  
TO: RUDIS ZAVIEL MALDONADO  
HERNANDEZLAST KNOWN ADDRESS: 728 AN-  
DOVER AVENUE SOUTH LEHIGH  
ACRES, FL 33974CURRENT ADDRESS: UNKNOWN  
TO: THE UNKNOWN SPOUSE OF  
RUDIS ZAVIEL MALDONADO HER-  
NANDEZLAST KNOWN ADDRESS: 728 AN-  
DOVER AVENUE SOUTH LEHIGH  
ACRES, FL 33974CURRENT ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED  
that a civil action has been filed againstyou in the Circuit Court of Lee County,  
Florida, to foreclose certain real prop-  
erty described as follows:LOT 19, BLOCK 28, UNIT 6,  
SECTION 21, TOWNSHIP 45  
SOUTH, RANGE 27 EAST, OF  
THAT CERTAIN SUBDIVI-  
SION KNOWN AS LEHIGH  
ACRES, ACCORDING TO THE  
MAP OR PLAT THEREOF ON  
FILE AND RECORDED IN  
THE OFFICE OF THE CLERK  
OF THE CIRCUIT COURT OF  
LEE COUNTY, FLORIDA, IN  
PLAT BOOK 18, PAGE 59, IN  
THE PUBLIC RECORDS OF  
LEE COUNTY, FLORIDA..Property address: 728 Andover  
Avenue South, Lehigh Acres, FL  
33974You are required to file a written re-  
sponse 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 pub-  
lication, 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 de-  
manded in the complaint.DATED this the 13th day of May,  
2026.Kevin C Karnes  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: N Wright-Angad  
Deputy ClerkPadgett Law Group  
6267 Old Water Oak Road,  
Suite 203  
Tallahassee, FL 32312  
TDP File No. 25-015272-1  
May 22, 29, 2026 26-01899L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTYGENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-004451FREEDOM MORTGAGE  
CORPORATION,  
Plaintiff, vs.GREGORY W PERRY A/K/A  
GREGORY WAYNE PERRY, et al.,  
Defendant.NOTICE IS HEREBY GIVEN pursu-  
ant to a Summary Final Judgment of  
Foreclosure filed May 7, 2026 entered  
in Civil Case No. 25-CA-004451 of  
the Circuit Court of the Twentieth Ju-  
dicial Circuit Judicial Circuit in and  
for Lee County Ft. Myers, Florida,  
the Clerk of Court, Brandi Clerk of  
Court of Lee County, will sell to the  
highest and best bidder for cash at  
www.lee.realforeclose.com in accor-  
dance with Chapter 45 Florida Statu-  
tes, at 09:00 AM on July 9, 2026 on  
the following described property as  
set forth in said Summary Final Judg-  
ment:Foxmoor Lakes, Phase II, Build-  
ing #29, Unit B, a tract or parcel of  
land situated in the State of  
Florida, County of Lee, being a  
part of Section 36, Township 43  
South, Range 24 East, and fur-  
ther bounded and described as  
follows:Starting at the Southwest comer  
of the Southeast 1/4 of said Sec-  
tion 36; thence South 89 degrees  
21 minutes 53 seconds East  
along the Southerly line of said  
Secti on 36 for 757.50 feet;  
thence North 00 degrees 38 min-  
utes 07 seconds East for 1406.85  
feet to a point on curve concave  
to the Southwest having a radius  
of 350.00 feet and which point  
a radial line bears North 20degrees 39 minutes 18 seconds  
East said curve being the North-  
easterly right of way of New Post  
Road (100.00 feet wide recorded in  
Official Records Book 1129,  
Page 1687, of the Public Records  
of said Lee County); thence  
North 56 degrees 01 minute 45  
seconds East along a non -tan-  
gent line to said curve for 662.88  
feet; thence South 43 degrees  
29 minutes 22 seconds East for  
257.84 feet; thence North 46  
degrees 30 minutes 38 seconds  
East for 101.00 feet to the center  
point of Building No. 29 and the  
POINT OF BEGINNING of the  
herein described Unit B; thenc  
e North 43 degrees 29 minutes  
22 seconds West for 32.83 feet;  
thence North 46 degrees 30 min-  
utes 38 seconds East for 45.50  
feet; thence South 43 degrees  
29 minutes 22 seconds East for  
32.83 feet; thence South 46 de-  
grees 30 minutes 38 seconds  
West for 45.50 feet to the POINT  
OF BEGINNING.Parcel Number: 36-43-24-24-  
00029-00B0Any person claiming an interest in  
the surplus from the sale, if any, other  
than the property owner as of the date  
of the lis pendens, must file a claim  
before the clerk reports the surplus as  
unclaimed.  
DATED this 05/13/2026.Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: T Mann  
Deputy ClerkMCCALLA RAYMER LEIBERT  
PIERCE, LLP, ATTORNEY FOR  
PLAINTIFF  
110 SE 6TH STREET  
FORT LAUDERDALE, FL 33301  
(855) 281-3909  
MRSERVICE@MCCALLA.COM  
25-12906FL  
May 22, 29, 2026 26-01894L

## FIRST INSERTION

**CLERK'S NOTICE OF SALE**  
UNDER F.S. CHAPTER 45  
IN THE CIRCUIT COURT  
OF THE TWENTIETH  
JUDICIAL CIRCUITIN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTIONCase No.: 25-CA-4903  
KEN F. PATTERSON AND  
NANCY C. PATTERSON,  
Plaintiff vs.CHRISTINA L. MORRIS, all  
other Unknown Tenants or Parties  
occupying or in possession of any  
part of the land to be foreclosed  
upon as of the date of the filing of  
the Notice of Filing of Lis Pendens,  
Unknown Tenant #1, and Unknown  
Tenant #2, Unknown Person in  
Possession #1, Unknown Person  
in Possession #2, and all Unknown  
Parties as heirs, devisees, or grantees  
assigned as lienholders, creditors,  
trustees, or in any other capacity,  
claiming by, through, under or  
against the named Defendants, and  
GULFHAVEN CONDOMINIUM  
ASSOCIATION, INC, Florida not for  
profit Corporation.Defendants  
NOTICE IS HEREBY GIVEN that pur-  
suant to the Final Default Judgment of  
Foreclosure entered on the 9th day of  
April 2026 in the above-styled cause,the Clerk of Court will sell to the highest  
and best bidder for cash online at www.  
lee.realforeclose.com at 9:00 a.m. on  
June 25, 2026 the following described  
property:Unit 2, Gulfhaven Condominium  
as described in the Declaration of  
Condominium of Gulfhaven  
Condominium recorded in Of-  
ficial Records Book 3875, Page  
3088, and any amendments  
thereto, of the Public Records  
of Lee County, Florida, together  
with an undivided interest in the  
common elements appurtenant  
thereto.Street Address: 3184 Stringfel-  
low Road, St. James City, FL  
33956Parcel ID Number: 35-45-22-  
26-00000.0002Any 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  
in accordance with Florida Statutes,  
Section 45.031.

DATED this 14 day of May 2026.

Kevin C. Karnes,  
Clerk of Court  
(SEAL) BY: N Wright-Angad  
Deputy ClerkMelville G. Brinson III, Esquire  
{00088728.DOCX}  
May 22, 29, 2026 26-01906L

## SECOND INSERTION

**NOTICE OF PUBLIC SALE:**  
THE LOCK UP SELF STORAGEat  
22776 S.Tamiami Trail  
Estero, FL 33928will sell the contents of the following  
units to satisfy a lien to the highest  
bidder on May 29, 2026 by 11:00AM at  
WWW.STORAGETREASURES.COM  
All goods must be removed from the  
Unit within 48 hours. Unit availability  
subject to prior settlement of account.  
Unit #9 Bath Concepts Jack Hassall  
(agent)May 15, 22, 2026 26-01799L  
33974

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**at  
The Lock Up Self Storage  
5500 Timmers Lane  
Lehigh Acres Fl 33971Will sell the contents of the following  
units to satisfy a lien to the highest  
bidder on May 29, 2026 by 10:00 am at  
WWW.STORAGETREASURES.COM  
All goods must be removed from the  
unit within 48 hours. Unit availability  
subject to prior settlement of account.Unit 3087-Serena Flores-home  
décor, dresser, furniture  
Unit 2028-Gloria Bourne-mattress,  
tv, furniture, boxes, home décor,  
lamps

May 15, 22, 2026 26-01818L

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**The following personal property of  
John Alan Babcock on the 4th day of  
June 2026 at 11:00 a.m., on property  
at 16500 Slater Road, Lot 80, North  
Ft. Myers, Lee County, Florida 33917,  
in Julia Park, be sold for cash to satisfy  
storage fees in accordance with Florida  
Statutes, Section 715.109:Year/Make: 1964 TAMP Mobile  
Home  
VIN No.: 5010CK2103  
Title No.: 6560937  
And All Other Personal Property  
ThereinPREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
May 15, 22, 2026 26-01877L

## 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-003118

IN RE: The Marriage of  
Najwan Mohammed Ismail  
Petitioner  
andAyman Alkhalefah  
Respondent  
TO: Ayman Alkhalefah  
18221 150th Drive, Apt. 35073, Spring-  
field Gardens, New York 11413YOU ARE NOTIFIED that an ac-  
tion for dissolution of marriage has  
been filed against you and that you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Najwan  
Mohammed Ismail whose address  
is 5251 Clapboard Cove Court, Jack-  
sonville, Florida 32226 on or before  
06/10/2026, and file the original with  
the clerk of this Court at 1700 Monroe  
Street, Fort Myers, Florida 33901 be-  
fore service on Petitioner or immedi-  
ately thereafter. If you fail to do so,  
a default may be entered against you  
for the relief demanded in the petition.  
Copies of all court documents in this  
case, including orders, are available at  
the Clerk of Circuit Court's office. You  
may review these documents upon re-  
quest.You must keep the Clerk of the Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily Law Form 12.915.) Future papers in  
this lawsuit will be mailed or emailed to  
the address(es) on record at the clerk's  
office.WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.  
Dated: 05/01/2026Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: I Cardelle  
Deputy Clerk  
May 8, 15, 22, 29, 2026 26-01772L

## SUBSEQUENT INSERTIONS

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

## SECOND INSERTION

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

CASE NO: 26-DR-002563

IN RE: The Marriage of  
David Roland  
Petitioner  
andEnoze Pierre  
Respondent  
TO: Enoze Pierre652 NE 195th Street, Apt. 19558, Mi-  
ami, Florida 33179-3300YOU ARE NOTIFIED that an ac-  
tion for dissolution of marriage has  
been filed against you and that you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on David Ro-  
land whose address is 14269 Memorial  
Highway, Miami, Florida 33161 on or  
before 06/17/2026, and file the origi-  
nal 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 re-  
quest.You must keep the Clerk of the Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily Law Form 12.915.) Future papers in  
this lawsuit will be mailed or e-mailed  
to the address(es) on record at the  
clerk's office.WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.  
Dated: 05/08/2026Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: B Willey  
Deputy Clerk  
May 15, 22, 29, Jun. 5, 2026  
26-01866L

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTYGENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-006224LAKEVIEW LOAN SERVICING,  
LLC,Plaintiff, vs.  
STEVEISHA TAERICA MORSE  
A/K/A STEVEISHA MORSE, et al.,  
Defendant.TO: UNKNOWN TENANT IN POS-  
SESSION 1  
3436 JEFFCOTT ST, FORT MYERS,  
FL 33916UNKNOWN TENANT IN POSSES-  
SION 2  
3436 JEFFCOTT ST, FORT MYERS,  
FL 33916LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWNYOU ARE HEREBY NOTIFIED that  
an action to foreclose Mortgage cover-  
ing the following real and personal  
property described as follows, to-wit:  
LOT 4, BLOCK 12, CITY VIEW  
PARK NO. 3, ACCORDING TO  
THE PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 6,  
PAGE 32, PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA.has been filed against you and you  
are required to a copy of your written  
defenses, if any, to it on Sara Collins,  
McCalla Raymer Leibert Pierce, LLP,  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801 and file the origi-  
nal 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 de-  
manded in the Complaint.WITNESS my hand and seal of said  
Court on the 11th day of May, 2026.Kevin C. Karnes  
CLERK OF COURT OF LEE COUNTY  
As Clerk of the Court  
(SEAL) BY: Kennedy Harris  
Deputy ClerkMCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
25-13106FL

May 15, 22, 2026 26-01815L

## SECOND INSERTION

you are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact Brooke Dean, Operations Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or immedi-  
ately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.IN WITNESS WHEREOF, I have  
hereunto set my hand and affixed the  
official seal of said Court at Lee County,  
Florida, this 8th day of May, 2026.Kevin C. Karnes  
as Clerk of the Circuit Court of  
Lee County, Florida  
(SEAL) BY: K Harris  
DEPUTY CLERKNicole Schoen, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
May 15, 22, 2026 26-01808LIf you are a person with a disability  
who needs any accommodation in or-  
der to participate in this proceeding,

## SECOND INSERTION

MAN D. HONEST A/K/A NORMAN  
HONEST, DECEASED,  
whose last known residence is: 12356  
ANGLERS COVE, FORT MYERS, FL  
33908YOU ARE HEREBY NOTIFIED  
that an action to foreclose a mortgage  
on the following property:UNIT NO. 1102 OF HARBOUR  
ISLE YACHT & RACQUET  
CLUB CONDOMINIUM, SEC-  
TION 1, ACCORDING TO  
THE CONDOMINIUM DEC-  
LARATION RECORDED IN  
OR BOOK 2630, PAGES 4021  
THROUGH 4161, INCLUSIVE,  
AND AS PER THE PLAT OF  
HARBOUR ISLE YACHT &  
RACQUET CLUB CONDO-  
MINIUM THEREOF RE-  
CORDED IN CONDOMINIUM  
PLAT BOOK 22, PAGES 21  
THROUGH 39, INCLUSIVE,  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA.has been filed against you and you  
are required to serve a copy of your writ-  
ten defenses, if any, to it on counsel  
for Plaintiff, whose address is 6409

## THIRD INSERTION

**NOTICE OF ACTION FOR  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDACase No.: 26-DR-50219  
BACILIA JUAN JIMENEZPetitioner  
and  
BRYAN W. RAMIREZ TUBAC  
Respondent.TO: BRYAN W. RAMIREZ TUBAC  
ALDEA TEJAR, CHIMALTENANGO,  
GUATEMALAYOU ARE NOTIFIED that an action  
for 26-DR-50219 has been filed against  
you and that you are required to serve a  
copy of your written defenses, if any, to  
it on Bacilia Juan Jimenez, whose ad-  
dress is 10012 Carolina St Bonita Spgs,  
FL 34135 on or before June 8 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 peti-  
tion.Copies of all court documents in this  
case, including orders, are available at  
the Clerk of Circuit Court's office. You  
may review these documents upon re-  
quest.You must keep the Clerk of the Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily Law Form 12.915.) Future papers in  
this lawsuit will be mailed or e-mailed  
to the addresses on record at the clerk's  
office.WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.  
Dated: 4/27/26.CLERK OF THE CIRCUIT COURT  
(SEAL) BY: TM  
{Deputy Clerk}IF A NONLAWYER HELPED YOU  
FILL OUT THIS FORM, HE/SHE  
MUST FILL IN THE BLANKSBELOW:  
Rudy Lepe  
1634 SE 47 St Unit 3  
Cape Coral, FL, 33904  
May 8, 15, 22, 29, 2026 26-01721L

**PUBLISH YOUR LEGAL NOTICE**

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

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

Call 941-906-9386

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1329  
Division: Probate  
IN RE: ESTATE OF ANNE M. PRICE  
a/k/a ANNE MORGAN PRICE,  
Deceased.

The administration of the Estate of ANNE M. PRICE a/k/a ANNE MORGAN PRICE, deceased, whose date of death was March 10, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO 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 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 May 15, 2026.

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 (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.

**Personal Representative:**  
**JAMES S. PRICE**  
c/o Cummings & Lockwood LLC  
8000 Health Center Blvd., Suite 300  
Bonita Springs, Florida 34135  
Attorney for Personal Representative:  
WILLIAM N. HOROWITZ  
Florida Bar No. 0199941  
Cummings & Lockwood LLC  
8000 Health Center Boulevard,  
Suite 300  
Bonita Springs, FL 34135  
95953121.docx 5/11/2026  
CM:733334-0001  
May 15, 22, 2026 26-01846L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP1096  
IN RE: ESTATE OF ALBERT BORDEN KENT  
a/k/a BORDEN KENT  
Deceased.

The administration of the estate of ALBERT BORDEN KENT, deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 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 15, 2026.

**Personal Representative:**  
**Brian N. Kent**  
739 Opmar Road, Oakwood  
Ontario, Canada K0M 2M0  
Attorney for Personal Representative:  
/s/ Thomas F. LaTorre  
THOMAS F. LATORRE, ESQ.  
Florida Bar Number: 1044329  
SAFE HARBOR LAW FIRM  
27821 S. Tamiami Trail, Suite 2  
Bonita Springs, Florida 34134  
Telephone: (239) 317-3116  
E-Mail: tom@safeharborlawfirm.com  
May 15, 22, 2026 26-01860L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-001348  
IN RE: ESTATE OF TONYA TRUSHAE GILES-JONES  
Deceased.

The administration of the estate of Tonya Trushae Giles-Jones, deceased, whose date of death was March 6, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2026.

**Michelle McClain**  
11728 SW 235th Street  
Homestead, FL 33032  
**Personal Representative**  
Rachel L. Bates  
E-mail Addresses:  
rachel@thebwlaw.com  
Florida Bar No. 1044073  
Breakwater Law, PLLC  
2500 Tamiami Trail N, Suite 220  
Naples, Florida 34103  
Telephone: (239) 488-4466  
Attorneys for Personal Representative  
May 15, 22, 2026 26-01864L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
File No. 26-CP-1387  
Division: Probate  
IN RE: ESTATE OF M. WILLIAM FREY  
Deceased.

The administration of the estate of M. William Frey, deceased, whose date of death was January 23, 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 15, 2026.

**Personal Representative:**  
**Barry E. Frey**  
16976 Verona Lane  
Naples, Florida 34110  
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 15, 22, 2026 26-01871L

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.  
CIVIL DIVISION  
CASE NO. 25-CA-003996

**ON SLOW BAY FINANCIAL LLC, Plaintiff, vs. MICHAEL F. PRUCHA A/K/A MICHAEL PRUCHA; UNKNOWN SPOUSE OF MICHAEL F. PRUCHA A/K/A MICHAEL PRUCHA; THE VILLAGES AT THE DUNES HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated April 27, 2026, and entered in Case No. 25-CA-003996 of the Circuit Court in and for Lee County, Florida, wherein ONSLOW BAY FINANCIAL LLC is Plaintiff and MICHAEL F. PRUCHA A/K/A MICHAEL PRUCHA; UNKNOWN SPOUSE OF MICHAEL F. PRUCHA A/K/A MICHAEL PRUCHA; THE VILLAGES AT THE DUNES HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, at 9:00 a.m., on May 28, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

UNIT 22B, LAKESIDE VILLAGES, PHASE II, THE DUNES AT SANIBEL ISLAND, MORE FULLY DESCRIBED AS FOLLOWS:  
A LOT OR PARCEL OF LAND LYING IN LOT 22, PHASE II, THE DUNES AT SANIBEL ISLAND, SECTION 19, TOWNSHIP 46 SOUTH, RANGE 23 EAST, CITY OF SANIBEL AS SHOWN ON SHEET 2 OF PLAT RECORDED IN PLAT BOOK 33, BEGINNING AT PAGE 89, LEE COUNTY, RECORDS WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF

SAID LOT 22 AS SHOWN ON SAID PLAT, RUN EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 70 FEET FOR 13.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID SOUTHERLY LINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 435 FEET FOR 36.74 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF A CENTERLINE OF THE PARTY WALL OF AN EXISTING DUPLEX STRUCTURE; THENCE RUN NORTH 01 DEGREES 08 MINUTES 27 SECONDS EAST ALONG SAID PROLONGATION, SAID CENTERLINE AND THE NORTHERLY PROLONGATION OF SAID CENTERLINE FOR 248.06 FEET TO THE NORTH LINE OF SAID LOT; THENCE RUN NORTH 87 DEGREES 23 MINUTES 53 SECONDS WEST ALONG SAID NORTH LINE FOR 50.12 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE RUN SOUTH 01 DEGREES 09 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT FOR 242.20 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN LEE COUNTY, FLORIDA.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale  
DATED at Ft. Myers, Florida, on 05/07/2026.

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

Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
Telephone: (954) 564-0071  
Service E-mail: anselmo@dallegal.com  
1463-214147 / GS1  
May 15, 22, 2026 26-01797L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1357  
Division: Probate  
IN RE: ESTATE OF RANDAL LEWIS MERCER A/K/A RANDAL L. MERCER A/K/A RANDAL MERCER A/K/A RANDY MERCER  
Deceased.

The administration of the estate of RANDAL LEWIS MERCER A/K/A RANDAL L. MERCER A/K/A RANDAL MERCER A/K/A RANDY MERCER, deceased, whose date of death was April 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, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is May 15, 2026.

**Personal Representative:**  
**/s/ Debbie D. Ringdahl**  
**Debbie D. Ringdahl**  
16465 Rainbow Meadows Court  
Fort Myers, Florida 33908  
Attorney for Personal Representative:  
/s/ Marcy L. Shaw  
Marcy L. Shaw, Attorney  
Florida Bar Number: 0150738  
1789 Hough Street  
Fort Myers, Florida 33901  
Telephone: (239) 267-5547  
Fax: (800) 858-7549  
E-Mail: marcyshaw@gmail.com  
May 15, 22, 2026 26-01857L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001452  
IN RE: ESTATE OF BILLY AUGUSTUS APPLE  
Deceased.

The administration of the estate of BILLY AUGUSTUS APPLE, deceased, File Number 26-CP-001452, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is:

CLERK OF CIRCUIT COURTS  
PROBATE DIVISION  
P. O. BOX 9346  
FORT MYERS, FL 33902

The names and addresses of the personal representative and her attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is May 15, 2026.

**Personal Representative:**  
**NANCY S. APPLE**  
45 COBURG RD UNIT 104  
CHARLESTON, SC 29407  
Attorney for Personal Representative:  
STEWART W. SAVAGE, ESQ.  
Florida Bar No. 0848727  
15636-2 Carriedale Ln.  
Fort Myers, FL 33912  
Telephone (239) 481-8388  
May 15, 22, 2026 26-01847L

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
#20286  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA.  
CASE NO.  
362023CA007795A001CH

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, PLAINTIFF, VS. ALEXANDER SMITH, ET AL. DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 25, 2024, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on June 25, 2026, at 09:00 AM, at www.lee.realforeclose.com for the following described property:

LOTS 41 AND 42, BLOCK 2031, CAPE CORAL UNIT 31, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLATE BOOK 14, PAGE 149, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
Date: 05/08/2026

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: T Mann  
Deputy Clerk of the Court  
Tromberg, Miller, Morris & Partners, PLLC  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Our Case #: 25-002068/362023CA007795A001CH/SHELLPOINT  
May 15, 22, 2026 26-01809L

## SECOND INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE COUNTY COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
Case No. 25-CA-006030  
**LAPIN PROPERTIES 2 LLC PLAINTIFF, VS. TSAVO GROUP LLC; et al. DEFENDANT**

NOTICE IS HEREBY GIVEN pursuant to an Order or Default Final Judgment of foreclosure dated December 2, 2025, and entered in Case No. 25-CA-006030 of the Circuit Court in and for Broward County, Florida, wherein LAPIN PROPERTIES 2 LLC is the Plaintiff and TSAVO GROUP LLC is the Defendant, KEVIN C. KARNES, Clerk of the Circuit Court, will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 AM, on JUNE 11, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

Please see attached hereto as Exhibit "A", the legal description for the encumbered property.  
aka 1432 Old Burnt Store Road N, Cape Coral, FL 33993  
Legal Description - Exhibit A  
Parcel I  
Lot 4, Block 6005, Unit 94, CAPE CORAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 25, Pages 35 through 39, inclusive of the Public Records of Lee County, Florida.

Parcel II  
Lots 50 and 51, Block 5464, Unit 90, Cape Coral, a subdivision, as recorded in Plat Book 24, Pages 12 through 29, inclusive of the Public Records of Lee County, Florida.

Parcel III  
Lots 48 and 49, Block 5464, Unit 90, CAPE CORAL, a subdivision, as recorded in Plat Book 24, Pages 12 through 29, inclusive of the Public Records of Lee County, Florida.

Parcel IV  
Lots 44 and 45, Block 5464, Unit 90, CAPE CORAL, a subdivision according to the Plat thereof recorded in Plat Book 24, Pages 12 through 29, inclusive of the Public Records of Lee County, Florida.  
Parcel V  
Lots 49 and 50, Block 5465, Unit 90, CAPE CORAL, a subdivision according to the Plat thereof recorded in Plat Book 24, Pages 12 through 29, inclusive of the Public Records of Lee County, Florida.  
Parcel VI  
Lots 35 and 36, Block 5460, Unit 90, CAPE CORAL, a subdivision according to the Plat thereof recorded in Plat Book 24, Pages 12 through 29, inclusive of the Public Records of Lee County, Florida.  
Parcel VII  
Lots 53 and 54, Block 5461, Unit 81, Cape Coral Subdivision according to the Plat thereof, as recorded in Plat Book 21f, Pages 102 through 112, inclusive, of the Public Records of Lee County, Florida.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
Dated 05/07/2026.

Kevin C. Karnes  
Clerk of Court  
(SEAL) By: T Mann  
Deputy Clerk  
May 15, 22, 2026 26-01796L

**PUBLISH YOUR LEGAL NOTICE**

Email  
legal@businessobserverfl.com

Business Observer

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

## SECOND INSERTION

**NOTICE OF ACTION FOR SUPPLEMENTAL PETITION TO MODIFY PARENTAL RESPONSIBILITY, TIME-SHARING, VISITATION, PARENTING PLAN AND OTHER RELIEF**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
Case No.: 20-DR-5888  
Division: Family  
**THAIS CANTANHEDE SMALL, Petitioner and KAMERON ISAAH SMALL, Respondent.**  
TO: KAMERON ISAAH SMALL  
7256 WHEELER TRAIL LITHONIA GA 30058

YOU ARE NOTIFIED that an action for has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on THAIS CANTANHEDE, whose address is 654 SWEETBRIAR DRIVE OLDSMAR, FL 34677, on or before 05/19/2026, and file the original with the clerk of this Court at 2075 DR MARTIN LUTHER KING JR BLVD, FORT MYERS FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 4/9/26  
CLERK OF THE CIRCUIT COURT (SEAL) By: TM {Deputy Clerk}  
May 15, 22, 29; Jun. 5, 2026  
26-01800L

## SECOND INSERTION

**NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE**  
at  
27661 S Tamiami Trail  
Bonita Springs, FL 34134  
will sell the contents of the following unit to satisfy a lien to the highest bidder on May 29, 2026 by 12:30PM at WWW.STORAGETREASURES.COM  
All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.  
Unit 4040 Christopher Marietta Sr  
May 15, 22, 2026 26-01790L

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
The Lock Up Self Storage  
12700 University Dr  
Fort Myers, FL 33907  
Will sell the contents of the following units to satisfy a lien to the highest bidder on May 29th, 2026 by 10:30am at WWW.STORAGETREASURES.COM  
All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.  
Unit 2511: Delbert Miller, Totes, Lamp, Globe, Tall Safe, 32" Flatscreen TV, Golf Clubs, Tools; Unit 3006: George Flintin IV, Boxes, Totes, Office Chair, Halloween Decor, Step Ladder, Surf Board, Fans, Nightstand, Ottomans; Unit 3111: George Flintin IV, Furniture, Totes, Boxes, Electric Bike, Holiday Décor, Household Items, Golf Clubs, Mattress, Wall Art, Vacuum, Chairs  
May 15, 22, 2026 26-01798L

## 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.: 26DR3195  
**BARBARO ALEJANDRO PINERO MACIAS, Petitioner, and ERICKA MARIA SANCHEZ, Respondent,**  
TO: ERICKA MARIA SANCHEZ  
LA ALTAGRACIA CALLE COLON  
COTUI SANTO DOMINGO (2023)  
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 BARBARO ALEJANDRO PINERO MACIAS, whose address is 3125 40TH ST SW LEHIGH ACRES FL 33976 on or before June 15, 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: 5/4/26  
CLERK OF THE CIRCUIT COURT (SEAL) By: TM {Deputy Clerk}  
May 15, 22, 29; Jun. 5, 2026  
26-01801L

## 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 PUBLIC SALE**  
at  
The Lock Up Self Storage  
9901 Estero Oaks Drive  
Estero FL 33967  
Will sell the contents of the following units to satisfy a lien to the highest bidder on May 29th, 2026 by 11:30 am at: WWW.STORAGETREASURES.COM  
All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.  
Unit 3232- Diana Barbosa  
Items: Boxes and plastic tubs  
May 15, 22, 2026 26-01819L

## 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-001326  
**IN RE: ESTATE OF MICHAEL ALLEN HOCHSTETLER Deceased.**

The administration of the estate of MICHAEL ALLEN HOCHSTETLER, deceased, whose was found deceased on April 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 15, 2026.

**Personal Representative:**  
**MICHELLE SIFUENTES MELINDA ROBLES**  
Attorney for Personal Representative:  
Arnold M. ("Skip") Straus, Jr., Attorney  
Florida Bar Number: 275328  
STRAUS & ASSOCIATES, PA  
10081 Pines Blvd., #C  
PEMBROKE PINES, FL 33024  
Telephone: (954) 431-2000  
E-Mail: service@strauslegal.com  
May 15, 22, 2026 26-01787L

## SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001045  
Division Probate  
**IN RE: ESTATE OF SCOTT R. FONTAINE 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 SCOTT R. FONTAINE, deceased, File Number 26-CP-001045, by 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; that the decedent's date of death was February 22, 2026; that the total value of the exempt estate is \$80,000.00 and the total value of the non-exempt estate is \$15,634.96 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Mary E. Fontaine  
6621 St. Ives Ct.  
Fort Myers, FL 33966

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 15, 2026.

**Person Giving Notice:**  
**Mary E. Fontaine**  
Attorney for Persons Giving Notice  
Tasha Warnock, Esq.  
Florida Bar Number: 116474  
The Warnock Law Group LLC  
6843 Porto Fino Circle  
Fort Myers, Florida 33912  
Telephone: (239) 437-1197  
Fax: (239) 437-1196  
E-Mail: service@warnocklawgroup.com  
Secondary E-Mail: twarnock@warnocklawgroup.com  
May 15, 22, 2026 26-01811L

## 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-001299  
**IN RE: ESTATE OF JOSEPH NICASTRO, Deceased.**

The administration of the estate of JOSEPH NICASTRO, deceased, whose date of death was January 28, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the curator and the curator'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 15, 2026.

**Personal Representative:**  
**/s/ Michael Greenfeder Michael Greenfeder**  
3644 Laslo Avenue  
North Port, FL 34287  
Attorney for Personal Representative of the Estate of Joseph Nicastro:  
**/s/ William L. Tucker William L. Tucker, Esquire**  
Florida Bar No. 92580  
Bressler, Amery & Ross, P.C.  
515 E. Las Olas Boulevard, Suite 800  
Ft. Lauderdale, Florida 33301  
Telephone (813) 344-1596  
May 15, 22, 2026 26-01784L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
File No. 2026-CP-1406  
Division: Probate  
**IN RE: ESTATE OF WILLIAM WARNER SYNDER WALLACE Deceased.**

The administration of the estate of William Warner Synder Wallace, 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, FL 33901. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 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: May 15, 2026.

**AMIE WALLACE**  
**Personal Representative**  
ADAM M. GROSS  
Florida Bar No. 114922  
E-mail: agross@crewlawfl.com  
Attorney for Personal Representative  
CREW LAW, P.A.  
1333 3rd Ave. S., Suite 505  
Naples, FL 34102  
Telephone: 239-790-8133  
Facsimile: 239-230-2078  
May 15, 22, 2026 26-01812L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1322  
Division Probate  
**IN RE: ESTATE OF LAWRENCE R. LIPMAN, aka LARRY R. LIPMAN, aka LARRY ROY LIPMAN, aka LARRY LIPMAN Deceased.**

The administration of the estate of Lawrence R. Lipman, aka Larry R. Lipman, aka Larry Roy Lipman, aka Larry Lipman, 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.

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 15, 2026.

**Personal Representative:**  
**Kori Ann Howell Smith**  
13281 Ponderosa Way  
Fort Myers, FL 33907  
Attorney for Personal Representative:  
Amanda M. Dorio  
Florida Bar Number: 77411  
Henderson, Franklin, Starnes & Holt, P.A.  
8889 Pelican Bay Boulevard,  
Suite 400  
Naples, FL 34108  
Telephone: (239) 344-1100  
Fax: (239) 344-1200  
E-Mail: amanda.dorio@henlaw.com  
Secondary E-Mail: barbra.asselta@henlaw.com  
Secondary E-Mail: sabrina.guerin@henlaw.com  
May 15, 22, 2026 26-01803L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1171  
**IN RE: ESTATE OF MOLLY BROWN Deceased.**

The administration of the estate of MOLLY BROWN, deceased, whose date of death was March 2, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 15, 2026.

**Personal Representative:**  
**Signed by: Chris Brown Chris Brown**  
3061 Hwy 16  
Pangburn, Arkansas 72121  
Attorney for Personal Representative:  
**/s/ Kenneth E. Kemp, II KENNETH E. KEMP, II**  
Florida Bar Number: 607401  
Kemp & Mace, P.A.  
12661 New Brittany Blvd  
FORT MYERS, FL 33907  
Telephone: (239) 278-1800  
Fax: (239) 278-0608  
Kenneth@kempandmace.com  
Michelle@kempandmace.com  
May 15, 22, 2026 26-01802L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 26-CP-1335  
**IN RE: ESTATE OF LINDA GAY K. SINCLAIR, Deceased.**

The administration of the Estate of Linda Gay K. Sinclair, 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 1700 Monroe St., Fort Myers, FL 33907. 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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, 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 May 15, 2026.

**Mark R. Sinclair, Personal Representative**  
4875 Dtc. Blvd., Ste. 3-104  
Denver, CO 80237  
**/s/ Matthew A. Linde Matthew A. Linde, Esq.**  
FL Bar No.: 528791  
LINDE, GOULD & ASSOCIATES  
12693 New Brittany Blvd.  
Fort Myers, FL 33907  
Telephone: (239) 939-7100  
Facsimile: (239) 939-7104  
malinde@lindegould.com  
courtfilings@lindegould.com  
Attorney for the Personal Representative  
May 15, 22, 2026 26-01858L

OFFICIAL  
COURTHOUSE  
WEBSITES

manateeclerk.com  
sarasotaclerk.com  
charlotteclerk.com  
leeclerk.org  
collierclerk.com  
hillscclerk.com  
pascoclark.com  
mypinellasclerk.gov  
polkcountyclerk.net  
myorangeclerk.com

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF SALE ISSUED BY CLERK**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 362025CA004505A001CH  
**FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3**  
Plaintiff, vs.  
**SALLI BAKER, et al,**  
Defendants  
NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 9, 2026, and entered in Case No. 362025CA004505A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3 is the Plaintiff and SALLI BAKER, LEE COUNTY, FLORIDA, the Defendants. Kevin C. Karnes, Clerk of the Circuit Court in and for Lee County, Florida will sell to the highest and best bidder for cash at <http://www.lee.realforeclose.com>, the Clerk's website for online auctions at 9:00 a.m. on 06/25/2026, the following described property as set forth in said Order of Final Judgment, to wit:  
ALL THAT CERTAIN LAND SITUATE IN LEE COUNTY, FLORIDA, VIZ:  
UNIT NO. 7-A, PALM FROND CONDOMINIUM, PHASE II,

A CONDIINIUM ACCORDING TO THE CONDOMINIUM DECLARATION AS RECORDED IN OFFICIAL RECORDS BOOK 1598, AT PAGES 479 THROUGH 538, INCLUSIVE, AND AS THEREAFTER AMENDED, ALL IN 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 Mortgagee, Mortgagee or the Mortgagee's Attorney.  
DATED at Lee County, Florida, this day of 05/12/2026

Kevin C. Karnes, Clerk  
Lee, Florida  
(SEAL) By: N Wright-Angad  
Deputy Clerk  
25-F001682/JS0120  
May 15, 22, 2026 26-01863L

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-CA-004918  
**FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. JOSE RODRIGUEZ, ET AL., DEFENDANTS.**  
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of May, 2026, and entered in Case No. 25-CA-004918, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and NANCY ELIZABETH DE LA ROSA F/K/A NANCY ELIZABETH RODRIGUEZ, UNKNOWN SPOUSE OF JOSE RODRIGUEZ, JOSE RODRIGUEZ AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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](http://www.lee.realforeclose.com) at 9:00 A.M. on the 25th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 5, BLOCK 22, UNIT 4, SECTION 30, 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 54, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property address: 912 Apple Ave, Lehigh Acres, FL 33971  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
Dated this 05/12/2026.  
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 PLA. R. JUD. ADMIN 2.516  
ESERVICE@TMPPLLC.COM  
22FL373-1270  
May 15, 22, 2026 26-01853L

## 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  
CASE NO. 25-CA-005190  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2005-FRE1 ASSET-BACKED PASS-THROUGH CERTIFICATES, PLAINTIFF, VS. CHRISTOPHER RAILSBACK; UNKNOWN SPOUSE OF CHRISTOPHER RAILSBACK; CECILIA GOMEZ A/K/A CECILIA PAOLA GOMEZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2;**  
Defendant(s).  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 9, 2026 in Civil Case No. 25-CA-005190, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2005-FRE1 ASSET-BACKED PASS-THROUGH CERTIFICATES is the Plaintiff, and CHRISTOPHER RAILSBACK; UNKNOWN SPOUSE OF CHRISTOPHER RAILSBACK; CECILIA GOMEZ A/K/A CECILIA PAOLA GOMEZ; UNKNOWN TENANT #1

N/K/A BRITTANY JOHNSON; UNKNOWN TENANT #2 N/K/A WARREN JOHNSON; are Defendants.  
The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) on June 11, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
LOTS 36 AND 37, BLOCK 5621, UNIT 84, OF CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, AT PAGE 30 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
WITNESS my hand and the seal of the court on 05/11/2026.  
CLERK OF THE COURT  
Kevin C. Karnes  
(SEAL) T Mann  
Deputy Clerk  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
401 W. Linton Blvd.  
Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1133-3843B  
May 15, 22, 2026 26-01848L

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL ACTION  
Case No. 26-CA-001828  
Judge: Alane C. Laboda  
**KATHERINE SUZANNE REYNOLDS, as Personal Representative of the Estate of William Joseph Semmer a/k/ William Semmer a/k/a William J. Semmer, Plaintiff, v. AUSTIN SEMMER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; and other unknown persons or unknown spouse claiming by, through and under any of the above-named Defendants, Defendant(s).**  
KATHERINE SUZANNE REYNOLDS, as Personal Representative of the Estate of William Joseph Semmer a/k/ William Semmer a/k/a William J. Semmer  
TO: AUSTIN SEMMER  
Last Known Addresses: 874 Oak Street, Fort Myers, FL 33931  
11201 Bombay Lane, Fort Myers, FL 33908  
YOU ARE NOTIFIED that an action to foreclose that certain Mortgage to William Semmer dated July 26, 2019, which was recorded July 29, 2019 as Official Instrument Number 2019000176106 in the Public Records of Lee County, Florida encumbering the following property in Lee County, Florida:  
LOT 37, COASTAL ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 77 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
TOGETHER WITH A 1986 DOUBLE WIDE MOBILE

HOME (ZIMM) IDENTIFICATION NUMBERS ZZFI11AAC AND ZZFI11BAC  
Parcel Identification No.: 06-46-24-07-00000.0370  
A/K/A: 11201 Bombay Lane, Fort Myers, FL 33908  
(the "Property")  
has been filed against you and you are required to serve a copy of your written defenses by the Lee County Clerk of Court's within 30 days on Bradley W. Butcher, Plaintiff's attorney, whose address is 10181 Six Mile Parkway, Suite C, Fort Myers, Florida 33966 and file the original with 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.  
This notice shall be published once a week for two (2) consecutive weeks in the Business Observer.  
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 this 13th day of May, 2026.  
CLERK OF THE CIRCUIT  
KEVIN C. KARNES  
Lee County Clerk of Court  
(SEAL) By: K Harris  
as Deputy Clerk  
The Dorsey Law Firm, PLC  
10181 Six Mile Parkway, Suite C  
Fort Myers, Florida 33912  
May 15, 22, 2026 26-01884L

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CASE NO.: 26-CA-001573  
**PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ANNA NOGUERAS A/K/A ANNA MARIA NOGUERAS A/K/A ANNA MARIA ENRIQUEZ, DECEASED; et al., Defendant(s).**  
TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under, or against the estate of Anna Noguerras a/k/a Anna Maria Noguerras A/K/A Anna Maria Enriquez, Deceased  
Last Known Residence: Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:  
LOT 2, BLOCK 47, LEHIGH

ACRES, UNIT 8, A SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 75, OF THE PUBLIC RECORDS OF SAID COUNTY.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, within 30 days of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
Dated on May 7, 2026.  
Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: N Wright-Angad  
As Deputy Clerk  
ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
1457-093B  
Ref# 17387  
May 15, 22, 2026 26-01805L

## 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-001980  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB2, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL LOU WORLEY, DECEASED. et. al. Defendant(s).**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL LOU WORLEY, DECEASED, whose last known residence is: 1917 SE 5TH PL, CAPE CORAL, FL 33990  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOTS 42 AND 43, BLOCK 977,

UNIT 26, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 117 TO 148, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 within/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 05/06/2026  
Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: N Wright-Angad  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
26-396031  
May 15, 22, 2026 26-01795L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1472  
Division: Probate  
IN RE: ESTATE OF SHYLAH DESAMOURS, Deceased.  
The administration of the Estate of Shylah Desamours is pending in 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 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.221.  
The date of first publication of this Notice is May 15, 2026.  
**Personal Representatives:**  
Ami Desamours  
101 Daleview Avenue  
Lehigh Acres, FL 33936  
Jean-Marc Desamours  
101 Daleview Avenue  
Lehigh Acres, FL 33936  
Attorney for Personal Representatives:  
Kevin A. Kyle  
Attorney for Personal Representatives  
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  
4920-9107-9584, v. 1  
May 15, 22, 2026 26-01875L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1356  
Division Probate  
IN RE: ESTATE OF SHARON BERKMAN JONES Deceased.  
The administration of the estate of Sharon Berkman Jones, deceased, whose date of death was January 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.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is May 15, 2026.  
**Personal Representative:**  
Ulfrass Gayle Floyd  
4308 Spring Avenue  
Halethorpe, Maryland 21227  
Attorney for Personal Representative:  
Ernest H. Hatch, Attorney  
Florida Bar Number: 097091  
Henderson, Franklin, Starnes & Holt, P.A.  
1715 Monroe Street  
Fort Myers, Florida 33901  
Telephone: (239) 344-1100  
Fax: (239) 344-1200  
E-Mail: ernest.hatch@henlaw.com  
Secondary E-Mail:  
barbra.asselta@henlaw.com  
May 15, 22, 2026 26-01870L

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION: Ft. Myers  
CASE NO.: 26-CA-001912  
**SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TOMAS SANCHEZ MARRERO, et al., Defendants.**  
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TOMAS SANCHEZ MARRERO  
514 NE 5TH PL, CAPE CORAL, FL 33909  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOTS 14 AND 15, BLOCK 2396, CAPE CORAL, UNIT 35, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 100 THROUGH 111, 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 De Cubas

& Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 within thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of this Court this day of 05/07/2026  
KEVIN C. KARNES  
As Clerk of the Court  
(SEAL) By N Wright-Angad  
As Deputy Clerk  
De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-02699  
May 15, 22, 2026 26-01807L

## --- 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. 26-CP-1240**  
IN RE: ESTATE OF  
**RICHARD G. WATSON,**  
Deceased.

The administration of the estate of Richard G. Watson, deceased, whose date of death was March 27, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is May 15, 2026.

**Personal Representative:**  
**Pamela L. Wolfe,**  
Personal Representative  
10800 Meeting Street  
Prospect, Kentucky 40059  
Melissa D. Stubbs, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1018975  
Wilson and Johnson, P.A.  
2425 Tamiami Trail N., Suite 211  
Naples, Florida 34103  
Telephone: (239) 436-1500  
E-mail:  
mdstubbs@naplesstatelaw.com  
2nd: yhattey@naplesstatelaw.com  
4902-3094-7745, v. 3  
May 15, 22, 2026 26-01785L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL  
COURT IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-1372**  
IN RE: ESTATE OF  
**AMANDA LEE CONNOR,**  
Deceased.

The administration of the estate of Amanda Lee Connor, deceased, whose date of death was July 30, 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 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 the 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 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 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 15, 2026.

**Personal Representative:**  
**Signed by: James H. Connor Jr**  
**James H. Connor, Jr.**  
11525 Grey Egret Circle  
Fort Myers, Florida 33966  
Attorney for Personal Representative:  
Signed by: Kyle C. Bacchus  
Kyle C. Bacchus  
Florida Bar No. 1018458  
Wilson & Johnson, P.A.  
2425 Tamiami Trail North, Suite 211  
Naples, Florida 34103  
Telephone: (239) 436-1500  
E-mail Addresses:  
kcbacchus@naplesstatelaw.com  
smhillock@naplesstatelaw.com  
4919-2548-8549, v. 1  
May 15, 22, 2026 26-01786L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-986**  
IN RE: ESTATE OF  
**LINDA W. OWEN**  
Deceased.

The administration of the estate of Linda W. Owen, deceased, whose date of death was January 31, 2026, 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, 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 15, 2026.

**Personal Representative:**  
**Joseph Fred Springer**  
4231 Hidden Hill Road  
Norman, Oklahoma 73072  
Attorney for Personal Representative:  
Alexandra Kleinfeldt, Esq.  
Florida Bar Number: 1010753  
Kleinfeldt Law Firm, PLLC  
5237 Summerlin Commons Blvd.,  
Suite 401  
Fort Myers, Florida 33907  
Telephone: (239) 888-4291  
alexandra@kleinfeldtlawfirm.com  
service@kleinfeldtlawfirm.com  
May 15, 22, 2026 26-01788L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 26-CP-001378**  
IN RE: ESTATE OF  
**SANDRA J. CUDDY,**  
Deceased.

The administration of the estate of Sandra J. Cuddy, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469 Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2026.

**Personal Representative:**  
**Michael A. Cuddy**  
444 Tudor Drive, Apt No. 2A  
Cape Coral, Florida 33904  
Attorney for Personal Representative:  
RODOLFO SUAREZ, JR. ESQ.  
Fla. Bar No. 013201  
PILAR V. VAZQUEZ, ESQ.  
Fla. Bar No. 115839  
Suarez Law  
Attorneys for Petitioner  
9100 S. Dadeland Blvd., Ste. 1620  
Miami, Florida 33156  
Tel. (305) 448-4244 /  
Fax (305) 448-4211  
Primary Email:  
rudy@suarezlawyers.com  
May 15, 22, 2026 26-01840L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026CP001270**  
IN RE: ESTATE OF  
**MICHELLE VELIA MERILEES**  
a/k/a MICHELLE MERILEES  
Deceased.

The administration of the estate of MICHELLE VELIA MERILEES a/k/a MICHELLE MERILEES, 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 2075 Dr. Martin Luther King, Jr. Boulevard, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2026.

**Personal Representative:**  
**ANDREE MICHELLE MERILEES**  
6308 Spring Gulch Street  
Frederick, Colorado 80516  
Attorney for Personal Representative:  
/s/ Thomas F. LaTorre  
THOMAS F. LATORRE, ESQ.  
Attorney for Personal Representative  
Florida Bar Number: 1044329  
SAFE HARBOR LAW FIRM  
27821 S. Tamiami Trail, Suite 2  
Bonita Springs, Florida 34134  
Telephone: (239) 317-3116  
E-Mail: tom@safeharborlawfirm.com  
May 15, 22, 2026 26-01859L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-001296**  
IN RE: ESTATE OF  
**WILLIAM R. BRANDRETH**  
Deceased.

The administration of the estate of WILLIAM R. BRANDRETH, deceased, whose date of death was January 17, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 2469, Ft. Meyers, 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 15, 2026.

**Personal Representative:**  
**Kelly Ann Brogan**  
149 E. Hartwell Lane  
Philadelphia, Pennsylvania 19118  
Attorney for Personal Representative:  
BENJAMIN F. DIAMOND  
Attorney  
Florida Bar Number: 899291  
THE DIAMOND LAW FIRM, P.A.  
150 2nd Avenue North, Suite 570  
St. Petersburg, FL 33701  
Telephone: (727) 823-1400  
Fax: (727) 999-5111  
E-Mail: ben@diamondlawflorida.com  
Secondary E-Mail:  
sharon@diamondlawflorida.com  
May 15, 22, 2026 26-01841L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-001094**  
IN RE: ESTATE OF  
**CAROL MARY HERRON**  
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 Carol Mary Herron, deceased, File Number 26-CP-001094, by 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; that the decedent's date of death was January 18, 2026; that the total value of the estate is \$19,314.02 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Dawn Douglas, Trustee of the Bobby J. Herron and Carol M. Harron Revocable Trust dated April 3, 2014  
3123 Amadora Circle  
Cape Coral, FL 33909

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 the clerk.

The date of first publication of this Notice is May 15, 2026.

**Person Giving Notice:**  
**Dawn Douglas**  
3123 Amadora Circle  
Cape Coral, Florida 33909  
Attorney for Person Giving Notice  
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 15, 22, 2026 26-01817L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-43**  
IN RE: ESTATE OF  
**MARIE ZENGEL**  
Deceased

The administration of the estate of Marie Theresa Zengel, deceased, whose date of death was November 8, 2024, 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.

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 15, 2026

**Personal Representative:**  
**Edward A. Zengel, Jr.**  
19691 N. River Road  
Alva, Florida 33920  
Attorney for Personal Representative:  
Robin D. Merriman II, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 105386  
9200 Estero Park Commons, Blvd.,  
Ste 4  
Estero, Florida 33928  
Telephone: (239) 301-3495  
Fax: (239) 908-0829  
Primary Email:  
eservice@merriman-law.com  
rm@merriman-law.com  
Secondary E-Mail:  
tq@merriman-law.com  
May 15, 22, 2026 26-01845L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-1242**  
IN RE: ESTATE OF  
**BARBARA ANN VILLANO**  
Deceased.

The administration of the estate of BARBARA ANN VILLANO, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 15, 2026.

**Personal Representative:**  
**Signed by: Alyson Villano**  
**ALYSON VILLANO**  
2 Constitution Court, Apt 1006  
Hoboken, New Jersey 07030  
Attorney for Personal Representative:  
/s/ Kenneth E. Kemp, II  
KENNETH E. KEMP, II  
Florida Bar Number: 607401  
Kemp & Mace, P.A.  
12661 New Brittany Blvd  
FORT MYERS, FL 33907  
Telephone: (239) 278-1800  
Fax: (239) 278-0608  
Kenneth@kempandmace.com  
Michelle@kempandmace.com  
May 15, 22, 2026 26-01783L

**SAVE  
TIME**



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

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

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-000846**  
**Division Probate**  
**IN RE: ESTATE OF MICHAEL GEORGE DOHERTY Deceased.**

The administration of the estate of Michael George Doherty, 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. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2026.

**Personal Representative:**  
**Thomas George Doherty**  
1105 Kingsland Ct.  
Saint Johns, Florida 32259  
Attorney for Personal Representative:  
Forrest G. Miller, Esq.  
Miller Legacy Legal, PLLC  
Florida Bar Number: 1028360  
3282 Tamiami Trl Ste 36 Box 101  
PORT CHARLOTTE, FL 33952  
Telephone: (941) 500-4380  
E-Mail: forrest@millerllc.com  
Secondary E-Mail:  
fmillersq@outlook.com  
May 15, 22, 2026 26-01882L

## SECOND INSERTION

**NOTICE OF MORTGAGE FORECLOSURE SALE**  
CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL ACTION  
**Case No. 2025-CA-003457**  
**Judge: James R. Shenko**

**THE SUMMIT PROPERTIES, LLC, an Indiana limited liability company, Plaintiff, v. NWI PROPERTY EXCHANGE, LLC, an Indiana limited liability company; UNKNOWN TENANT 1; UNKNOWN TENANT 2; PASEO CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation; and any other unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouse claiming by, through and under any of the above-named Defendants, Defendant(s).**

NOTICE IS HEREBY given as required by a Final Summary Judgment to Re-Establish Lost Note (Count I) and for Foreclosure (Count II) entered in Case No. 2025-CA-003457 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where THE SUMMIT PROPERTIES, LLC, an Indiana limited liability company, is the Plaintiff and NWI PROPERTY EXCHANGE, LLC, an Indiana limited liability company; UNKNOWN TENANT 1; UNKNOWN TENANT 2; PASEO CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation; and any other unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouse claiming by, through and under any of the above-named Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accor-

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-001174**  
**Division Probate**  
**IN RE: ESTATE OF MARY V. CIPOLETTI Deceased.**

The administration of the Estate of Mary V. Cipoletto, deceased, whose date of death was February 3, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 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 15, 2026.

**Personal Representative:**  
**Della M. Aslin**  
11041 Longwing Drive  
Fort Myers, Florida 33912  
Attorney for Personal Representative:  
Courtney V. Lovejoy  
Attorney  
Florida Bar Number: 1010542  
SCHOENFELD KYLE & ASSOCIATES LLP  
1380 Royal Palm Square Blvd.  
Fort Myers, FL 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: courtney@trustska.com  
Sec. E-Mail: lauren@trustska.com  
4938-8176-0415, v. 1  
May 15, 22, 2026 26-01876L

dance with Chapter 45 Florida Statutes on the June 25, 2026, the following described property in accordance with the Summary Final Judgment in Foreclosure:

UNIT NO. 3703, OF PASEO, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000131860, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. Parcel ID: 09-45-25-P4-00200.3703  
A/K/A: 8471 Olinda Way, Unit 3703, Fort Myers, FL 33912  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

Dated this 05/13/2026.  
CLERK OF THE CIRCUIT COURT  
KEVIN C. KARNES  
Lee County Clerk of Court  
(SEAL) By: T Mann  
as Deputy Clerk  
The Dorey Law Firm, PLC  
10181 Six Mile Cypress Parkway,  
Suite C  
Fort Myers, FL 33966  
May 15, 22, 2026 26-01881L

## SECOND INSERTION

**NOTICE OF ACTION WITH MAILING**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**Case No.: 25-CA-5651**  
**ANNISHA RIVERA, and ERIC RIVERA**  
**Plaintiffs, vs.**  
**JASON R. MEASE, and LESLIE O. MEASE,**  
**Defendant(s).**

TO: Leslie O. Mease at last known address: 26413 South Dartford Drive, Sun Lakes, AZ 85248

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 June 22, 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: 05/13/2026  
KEVIN C. KARNES  
Clerk of the Court  
(SEAL) By: K Harris  
Deputy Clerk

/s/ Timothy P. Culhane  
Timothy P. Culhane  
3949 Evans Avenue, Suite 300B  
Fort Myers, Florida 33901  
Fla. Bar No. 124657  
May 15, 22, 29; June 5, 2026  
26-01867L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-001219**  
**Division Probate**  
**IN RE: ESTATE OF ROGER A HANSON Deceased.**

The administration of the estate of Roger A Hanson, deceased, whose date of death was January 31, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2026.

**Personal Representative:**  
**Mark Hanson**  
756 S. Hawthorne Ave  
Elmhurst, IL 60126  
Attorney for Personal Representative:  
Rachel M. Wagoner  
E-mail Addresses:  
Rachel@colenwagoner.com,  
probate@colenwagoner.com  
Florida Bar No. 736066  
Colen & Wagoner, P.A.  
1756 N Belcher Rd  
Clearwater, FL 33765  
Telephone: (727) 545-8114  
May 15, 22, 2026 26-01874L

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 26-CC-002655**  
**ORANGE HARBOR CO-OP, INC., Plaintiff, vs.**  
**JANET LEIGH ADAMS, Defendant.**

TO: Janet Leigh Adams  
260 Hamlin Drive  
Lot No. 260  
Fort Myers, Florida 33905

YOU ARE NOTIFIED that an action for Possession of Real Property located at:

260 Hamlin Drive  
Lot No. 260  
Fort Myers, Florida 33905

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

WITNESS Kevin C. Karnes, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida.

Dated: 05/08/2026  
KEVIN C. KARNES  
Clerk of the Circuit and County Court  
(SEAL) By: K Harris  
As Deputy Clerk

Brian C. Chase, Esq.,  
Plaintiff's attorney,  
1313 North Howard Avenue,  
Tampa, Florida 33607  
May 15, 22, 2026 26-01804L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 26-CP-1460**  
**Division: Probate**  
**IN RE: ESTATE OF JAMES L. BAIER, Deceased.**

The administration of the Estate of James L. Baier, deceased, whose date of death was March 20, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 15, 2026.

**Personal Representative:**  
**Robin Snyder**  
3839 E. Forest Glen  
Leesburg, IN 46538  
Attorney for Personal Representative:  
Kevin A. Kyle  
Attorney for Personal Representative  
Florida Bar Number: 980595  
Schoenfeld Kyle & Associates LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin@trustska.com  
hollyk@trustska.com  
May 15, 22, 2026 26-01873L

## 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-736**  
**ISLES OF PORTO VISTA COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, v.**  
**JAMES V. SMITH A/K/A JAMES SMITH, ET AL., Defendants.**

TO: JAMES V. SMITH A/K/A JAMES SMITH and UNKNOWN SPOUSE OF JAMES V. SMITH A/K/A JAMES SMITH  
Last Known Address: 3939 Pomodoro Circle #102, Cape Coral, FL 33909

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 102, Building 1, of Isles of Porto Vista Condominium 1, a Condominium, according to the Declaration of Condominium recorded in Official Record Instrument No. 2006000430096, and all subsequent amendments thereto, in the Public Record of Lee County, Florida.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Tyler Frey, 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 13th day of May, 2026.

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

Tyler Frey, Esq.,  
Goede, DeBoest & Cross, PLLC,  
2030 McGregor Boulevard,  
Ft. Myers, FL 33901  
TFrey@gadclaw.com;  
kgermanis@gadclaw.com;  
nsortino@gadclaw.com  
May 15, 22, 2026 26-01880L

## FOURTH 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, TX 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

## THIRD INSERTION

**Public Notice**  
NOTICE IS HEREBY GIVEN that Dr. Luis Alvert, DMD, will be relocating his dental practice from 28410 Bonita Crossing Blvd., Suite 250, Bonita Springs, FL 34135, and 50 Westminster St. N., Suite 101, Lehigh Acres, FL 33936 to 2405 Tarpon Bay Blvd., Unit 4, Naples, FL 34119, effective April 6, 2026.

Patients of Dr. Alvert are hereby advised that they may obtain copies of their dental records. Requests for records may be directed to:

## 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-000147**  
**Freedom Mortgage Corporation Plaintiff, vs.**  
**W. Daniel Craig; et al Defendants.**

TO: John C Kitchens, Unknown Spouse of John C. Kitchens and Angel Garcia Ortiz  
Last Known Address: 30 Cypress St., North Fort Myers, FL 33903

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

LOT 29, 30, 31, 32 AND 33, BLOCK R, CABANA CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 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 Julie York, 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 05/12/2026.

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

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F03997  
May 15, 22, 2026 26-01862L

## 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-003059**  
**IN RE: The Marriage of Kelber Cuba Petitioner and Maryann Cuba Respondent**

TO: Maryann Cuba  
3506 14th Street W, Apt. 224, Bradenton, Florida 34205

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 Kelber Cuba whose address is 3525 W Atlantic Boulevard, Apt. 1104, Pompano Beach, Florida 33069 on or before 06/08/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 04/29/2026  
Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: I Cardelle  
Deputy Clerk  
May 8, 15, 22, 29, 2026 26-01720L

Records Custodian: Jose Vazquez, DMD.  
Address: 28410 Bonita Crossing Blvd., Suite 250, Bonita Springs, FL 34135, and 50 Westminster St. N., Suite 101, Lehigh Acres, FL 33936  
Email: xddental@gmail.com and the Telephone: 239-317-8333. Dental records will be made available at the referenced locations within Lee County, Florida, during reasonable business hours and upon appropriate request.  
May 8, 15, 22, 29, 2026 26-01704L

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN  
AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION

**CASE NO. 25-CA-004717**

**VILLAGE CAPITAL &  
INVESTMENT LLC**  
Plaintiff, vs.  
**KEENEN JAMEARL JONES AKA  
KEENEN JONES, et al.,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 25-CA-004717 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein, VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, and KEENEN JAMEARL JONES AKA KEENEN JONES, et al., are Defendants, Clerk of Circuit Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com, on June 11, 2026, at 09:00 AM, the following described property:

LOTS 49 AND 50, BLOCK 466, CAPE CORAL UNIT 15, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 69 THROUGH 75, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

DATED this 05/11/2026.

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

Submitted by:  
GREENSPOON MARDER, LLP  
25-001783-01 / 75422.0026 / Jean  
Schwartz  
May 15, 22, 2026 26-01844L

## SECOND INSERTION

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

**CASE NO.: 25-CA-005163**

**FREEDOM MORTGAGE  
CORPORATION**  
PLAINTIFF, VS.  
**CIARA SMITH, UNKNOWN  
SPOUSE OF CIARA SMITH,  
CLAUDE SWANSON GULLEY IV,  
ET AL.,**  
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of May 2026, and entered in Case No. 25-CA-005163, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHEYENE MARIE GULLEY, CLAUDE SWANSON GULLEY IV, UNKNOWN SPOUSE OF CIARA SMITH, CHRISTOPHER SMITH AND CIARA SMITH are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at 9:00 A.M. on the 25th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 39, BLOCK 6, PINE ISLAND TROPICAL HOMESITES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 9, PAGE 79, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 3485 Citrus St, Saint James City, FL 33956

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 05/11/2026.

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  
25FL373-0647  
May 15, 22, 2026 26-01852L

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
**#20286**

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

**CASE NO. 25-CA-003666**

**PHH MORTGAGE  
CORPORATION,**  
PLAINTIFF, VS.  
**UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHERS WHO MAY CLAIM AN  
INTEREST IN THE ESTATE OF  
MARJORIE P. CONNER, ET AL.**  
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 27, 2026, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on June 25, 2026, at 09:00 AM, at www.lee.realforeclose.com for the following described property:

"LOT 35 AND 36, BLOCK 60, SAN CARLOS PARK SUBDIVISION, UNIT 7, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 315, PAGES 153 THROUGH 155 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA."

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Date: 05/08/2026

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

Tromberg, Miller, Morris & Partners,  
PLLC  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Our Case #: 25FL922-0024/25-CA-003666/PHH  
May 15, 22, 2026 26-01810L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 26-CP-1437**  
Division: Probate  
IN RE: ESTATE OF  
**VERONICA F. MEIERS,**  
Deceased.

The administration of the Estate of Veronica F. Meiers deceased, whose date of death was March 31, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 15, 2026.

**Personal Representative:**

**Lawrence P. Meiers**

13241 Whitehaven Lane # 803  
Fort Myers, FL 33966  
Attorney for Personal Representative:  
Kevin A. Kyle  
Attorney for Personal Representative  
Florida Bar Number: 980595  
Schoenfeld Kyle & Associates LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevink@trustska.com  
hollyk@trustska.com  
May 15, 22, 2026 26-01872L

## SECOND INSERTION

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

**CASE NO.: 25-CA-001174**

**MCLP ASSET COMPANY, INC.**  
Plaintiff(s), vs.  
**FUNDVATE 26 LLC; DWAYNE D  
DUNN; HUBERT V DUNN; THE  
UNKNOWN SPOUSE OF DWAYNE  
D. DUNNN/K/A CARMEN DUNN;  
THE UNKNOWN SPOUSE OF  
HUBERT V. DUNN**  
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 2, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of July, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or to wit:

LOT 7, BLOCK 103, OF UNIT 11, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 3807 9th Street Southwest, Lehigh Acres, FL 33976

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

Kevin Karnes

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

Padgett Law Group,  
Attorney for Plaintiff  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 24-012789-2  
May 15, 22, 2026 26-01816L

## SECOND INSERTION

**RE-NOTICE OF FORECLOSURE  
SALE**

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

**CASE NO. 23-CA-012644**

**WELLS FARGO BANK, N.A.,  
AS TRUSTEE FOR THE WAMU  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-PR1  
TRUST,**

Plaintiff, vs.  
**RUTH A. FORTIN; BEAU RIVAGE  
CONDOMINIUM ASSOCIATION,  
INC.; UNKNOWN PERSON(S) IN  
POSSESSION OF THE SUBJECT  
PROPERTY,**  
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed April 10, 2026 and entered in Case No. 23-CA-012644, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST is Plaintiff and RUTH A. FORTIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on June 11, 2026, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

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

Dated this 05/11/2026.  
KEVIN C. KARNES  
As Clerk of said Court  
(SEAL) By: T Mann  
As Deputy Clerk

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 22-00811 SPS  
V6.20190626  
May 15, 22, 2026 26-01850L

## SECOND INSERTION

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

**CASE NO. 25-CA-002593**

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 04, 2026, and entered in 25-CA-002593 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and CORY J. MARAGUGLIO; AMANDA MARAGUGLIO; WELLS FARGO BANK, N.A. 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 June 04, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 17, CITY VIEW PARK NO 3, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 32, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3529 SOUTH 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.

Dated this 05/11/2026

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  
24-259960 - MaM  
May 15, 22, 2026 26-01849L

## SECOND INSERTION

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

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

**DIVISION: Civil Circuit**  
**CASE NO.: 25-CA-006440**

**DRAKE READY MIX, INC.,**  
a Florida profit corporation  
Plaintiff, vs.  
**JOHN WAUGH, SUZANNE  
WAUGH, and TRUST AMERICA  
MORTGAGE, INC., a Florida profit  
corporation,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 9, 2026, and entered in Case No. 25-CA-6440 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein DRAKE READY MIX, INC, Plaintiff, and JOHN WAUGH, SUZANNE WAUGH and TRUST AMERICA MORTGAGE, INC., Defendants, the Property as set forth in said Final Judgment of Foreclosure and further described below (herein the "Property") will be auctioned for sale to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for on-line auctions, at 9:00 o'clock A.M. on the 11th day of June 2026, to wit:

LOT 8, BLOCK 109, UNIT 15, LEHIGH ACRES, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 50, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA STRAP NO.: 29-44-26-15-00109.0080; STREET ADDRESS: 5003 BROOKFIELD ST., LEHIGH ACRES, FLORIDA 33971 ("Property")

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

Dated in Lee County, Florida this 11th day of May, 2026.

05/12/2026  
Kevin C. Karnes  
Lee County Clerk of Court  
(SEAL) T Mann  
By Deputy Clerk

Mark R. Komray, Esq. / FBN: 879789  
Cyrus S. Vaziri, Esq. / FBN: 1017435  
1882 N. Tamiami Trail, #3434  
Fort Myers, Florida 33918  
mrk@komraylaw.com  
csv@komraylaw.com  
Office: (239) 330-2937  
Counsel of Record for Plaintiff, Drake Ready Mix, Inc.  
May 15, 22, 2026 26-01854L

## SECOND INSERTION

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

**CASE NO. 25-CA-005997**

**SANIBEL CAPTIVA COMMUNITY  
BANK, a Florida banking  
corporation,**  
Plaintiff, vs.  
**CARLO MUCCIGA, ARIATNA  
CARMONA and UNKNOWN  
TENANTS IN POSSESSION,**  
Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 9th day of May, 2026, in Civil Action No. 2025-CA-005997, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which CARLO MUCCIGA, ARIATNA CARMONA and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 11th of June, 2026 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Lot 19, First Addition to Caloosa View, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 36, of the Public Records of Lee County, Florida 1226 Biltmore Drive, Fort Myers, FL 33901

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

05/11/2026

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

M. Brian Cheffer,  
Attorney for Plaintiff,  
Cheffer & Hagan, P.A.,  
2120 McGregor Boulevard,  
Fort Myers, FL 33901,  
239-334-1381  
May 15, 22, 2026 26-01838L

## SECOND INSERTION

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

**CASE NO.: 25-CC-008683**

**MHC BUCCANEER ESTATES,  
L.L.C. d/b/a Buccaneer Estates,**  
Plaintiff, vs.

**ALL UNKNOWN BENEFICIARIES,  
HEIRS, SUCCESSORS, ASSIGNS,  
AND DEVISEES OF BARBARA  
MARY KNOTTS a/k/a Barbara  
Knott; and ALL UNKNOWN  
BENEFICIARIES, HEIRS,  
SUCCESSORS, ASSIGNS, AND  
DEVISEES OF ERMA JEAN  
PAWLUS,**  
Defendants.

TO: All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Erma Jean Pawlus 915 Strongbox Lane Lot No. 915 N. Ft. Myers, Florida 33917 All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Erma Jean Pawlus c/o Victor P. Byrd, as Possible Heir 3 Longfield Drive Greenbrier, AR 72058

YOU ARE NOTIFIED that an action for imposition and foreclosure of a statutory landlord's lien on a mobile home as to the mobile home described below and all personal items, appliances, and fixtures contained therein located at the following address:

That certain 1985 TWIN mobile home bearing vehicle identification numbers T25218813A and T25218813B located at 915 Strongbox Lane, Lot No. 915, N. Ft. Myers, Florida 33917

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

WITNESS Kevin C. Karnes, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida.

Dated: 5/7/26

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

Brian C. Chase, Esq.,  
Plaintiff's attorney,  
1313 North Howard Avenue,  
Tampa, Florida 33607  
May 15, 22, 2026 26-01806L

## SECOND INSERTION

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

**CASE NO.: 2024-CA-005954**

**LAKEVIEW LOAN SERVICING  
LLC,**  
Plaintiff, vs.  
**JIMMY ORTA MORALES, et al,**  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 21, 2026, and entered in Case No. 2024-CA-005954 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Lakeview Loan Servicing LLC, is the Plaintiff and Jimmy Orta Morales, Meyra Merida, United States of America Acting through Secretary of Housing and Urban Development, 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 4 day of June, 2026, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, BLOCK 2, PONDELLA HEIGHTS, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
A/K/A 1215 BISCAYNE DRIVE  
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 in Lee County, Florida this 05/11/2026

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

Albertelli Law  
Attorney for Plaintiff  
P.O. Box 23028  
Tampa, FL 33623  
(813) 221-4743  
IN-24-002712  
May 15, 22, 2026 26-01839L

## SECOND INSERTION

**RE-NOTICE OF FORECLOSURE  
SALE**

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

**CASE NO. 25-CA-003514**

**LAKEVIEW LOAN SERVICING,  
LLC,**  
Plaintiff, vs.  
**JAY C. MILLER; UNKNOWN  
SPOUSE OF JAY C. MILLER;  
UNKNOWN PERSON(S) IN  
POSSESSION OF THE SUBJECT  
PROPERTY,**  
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 7, 2026 and entered in Case No. 25-CA-003514, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JAY C. MILLER; UNKNOWN SPOUSE OF JAY C. MILLER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 June 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK J, PINE ISLAND CENTER - UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 108, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this 05/11/2026.

KEVIN C. KARNES  
As Clerk of

## --- ACTIONS ---

## THIRD INSERTION

NOTICE OF ACTION  
UNITED STATES DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
FORT MYERS DIVISION

2:25-cv-945-KCD-NPM  
SOUTHWIND RISK RETENTION  
GROUP,  
Plaintiff, v.  
TRIPLE E TRUCKING, LLC, ELIO  
CHAVEZ CABRERA, and JAMES  
HOUCHIN TROXEL,  
Defendants.

TO: ELIO CHAVEZ CABRERA  
(Address Unknown)

YOU ARE HEREBY NOTIFIED that a Complaint for Declaratory Relief has been filed against you in the above-styled case and in the above-referenced court. You are required to file written defenses, if any, with the clerk of court and to serve a copy on or before July 1, 2026, on Brittney Savino, Esq., Plaintiff's attorney, whose address is Hinshaw & Culbertson, 2811 Ponce de Leon Blvd., Suite 1000, Coral Gables, Florida 33134.

To be published for four consecutive weeks.

DATED: April 29, 2026  
Elizabeth Warren, CLERK  
(SEAL) By: Carla Roberts  
Deputy Clerk  
May 8, 15, 22, 29, 2026 26-01735L

## FOURTH 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

## FOURTH INSERTION

## NOTICE OF ACTION

IN THE CIRCUIT COURT, IN AND  
FOR LEE COUNTY, FLORIDA  
CASE No.: 26-CA-001221

JL 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

## FOURTH INSERTION

NOTICE OF ADMINISTRATIVE  
COMPLAINT

To: KASEEM D. HUNLEY  
Case: CD202602888/D 3502115

An Administrative 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 Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

## THIRD INSERTION

NOTICE OF ACTION WITH  
MAILING

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

Case No.: 25-CA-5513  
ANNISHA RIVERA and ERIC  
RIVERA  
Plaintiffs, v.

THELMA E. HIVELY, THE  
UNKNOWN HEIRS OF THELMA  
E. HIVELY,  
Defendants.

TO: 1. Thelma E. Hively at last known address: 52 Medalist Ct. Rotonda West, FL 33947

YOU ARE HEREBY NOTIFIED that a Complaint/Petition 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: June 10, 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: 05/01/2026  
KEVIN C. KARNES  
Clerk of the Court  
(SEAL) By: N Wright-Angad  
Deputy Clerk

/s/ Timothy P. Culhane  
Timothy P. Culhane  
3949 Evans Avenue, Suite 300B  
Fort Myers, Florida 33901  
Fla. Bar No. 124657  
May 8, 15, 22, 29, 2026 26-01730L

## FOURTH 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

## FOURTH INSERTION

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

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

CASE NO: 26-DR-002971

IN RE: The Marriage of  
Christopher Michael Larson  
Petitioner  
and  
Kathleen Rachele Larson  
Respondent

TO: Kathleen Rachele 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

## THIRD INSERTION

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

SMALL CLAIMS DIVISION  
CASE NO. 25-SC-12521

KADEDRA ALLEN,  
Plaintiff, vs.  
PATRICK H. ZURCHER,  
SANDCASTLE TITLE SERVICES,  
LLC, a Florida Limited Liability  
Company,  
Defendants.

COMES NOW, the Plaintiff, KADEDRA ALLEN, 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 November 14th, 2025. Case No: 25-SC-12521. The nature and subject of this action is a Small Claim action for damages on the following property in Lee County, Florida:

"LEGAL DESCRIPTION"  
Lot 7, Block 19, Unit 3, Section 36, Township 44 South, Range 26 East, Lehigh Acres, according to plat thereof as recorded in Plat Book 15, Page 92, of the Public Records of Lee County, Florida. More commonly known as: 2917 5th St., SW, Lehigh Acres, FL 33976  
Parcel #  
36-44-26-L1-03019.0070

You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE of YOUR ADVOCATES, P.A., Plaintiff's attorney, whose address is 2050 McGregor Blvd., Fort Myers, Florida 33901, on or before June 10, 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 05/01/2026  
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 8, 15, 22, 29, 2026 26-01731L

## FOURTH 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. KARNES  
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

## FOURTH 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

## THIRD INSERTION

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

CASE NO.: 26-CA-001536

DEL FIERRO GROUP,  
Plaintiff, v.  
RAFAEL CHAVES BUTLER,  
ESTATE OF RAFAEL CHAVES  
BUTLER, UNKNOWN HEIRS OF  
RAFAEL CHAVES BUTLER,  
HILDA TORRES, ESTATE OF  
HILDA TORRES and UNKNOWN  
HEIRS OF HILDA TORRES,  
Defendant.

TO: HILDA TORRES  
11890 S.W. 8 TH STREET, #502  
MIAMI, FLORIDA 33184  
ESTATE OF HILDA TORRES  
11890 S.W. 8 TH STREET, #502  
MIAMI, FLORIDA 33184  
UNKNOWN HEIRS OF HILDA TORRES

11890 S.W. 8 TH STREET, #502  
MIAMI, FLORIDA 33184  
RAFAEL CHAVES BUTLER  
11890 S.W. 8 TH STREET, #502  
MIAMI, FLORIDA 33184  
ESTATE OF RAFAEL CHAVES BUTLER

11890 S.W. 8 TH STREET, #502  
MIAMI, FLORIDA 33184  
UNKNOWN HEIRS OF RAFAEL  
CHAVES BUTLER  
11890 S.W. 8 TH STREET, #502  
MIAMI, FLORIDA 33184

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 1, BLOCK 33, UNIT 6, LEHIGH ACRES, SECTION 20, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 33 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 10, 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 day of May 1, 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 8, 15, 22, 29, 2026 26-01745L

## FOURTH 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 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 ES-

TATE 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 RECORDED 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

## FOURTH 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, UNKNOWN  
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

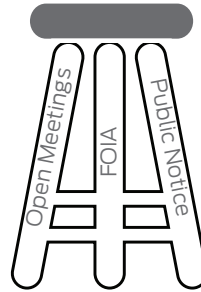
has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before June 01, 2026 of 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

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

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

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