

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING CHANGES

The Board of Supervisors of Renaissance Community Development District originally advertised its Fiscal Year 2026 meeting schedule on October 24, 2025. This is a notice of meeting location change for the remainder of Fiscal Year 2026. Meetings will be held at the Offices of Cole, Scott & Kissane, 5220 Summerlin Commons Boulevard, Suite 201A, Fort Myers, FL 33907 on the dates and times below.

June 8, 2026 at 9:00 a.m.
July 13, 2026 at 9:00 a.m.
August 10, 2026 at 9:00 a.m.
September 14, 2026 at 9:00 a.m.

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

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

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

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

District Manager, Mandie Rainwater
Renaissance Community Development District
May 29, 2026 26-02002L

FIRST INSERTION

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Saltleaf Community Development District ("District") will hold a Regular Meeting on June 12, 2026 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

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

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

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

District Manager
May 29, 2026 26-02020L

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 Coastal Design located at 3131 Laurel Ridge Court in the City of Bonita Springs, Lee, FL 34134 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2026
Anthony Estep
May 29, 2026 26-02006L

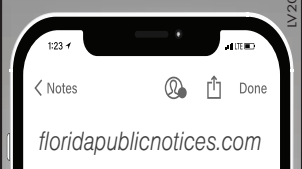
FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Caffeinated Dream, LLC., desiring to engage in business under the fictitious name Boringo located at 17462 Cabrini Way, Estero, FL 33928, intends to register said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 29, 2026 26-01975L

CHECK OUT YOUR LEGAL NOTICES



floridapublicnotices.com

FIRST INSERTION

Notice of Public Sale

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

NAME	UNIT	BALANCE
4340 Kernel Cir Fort Myers, FL 33916		
kimberly ware	7137	383.7
LUCIANO PACELLI	9141	317.8
4457 Kernel Cir Fort Myers, FL 33916		
NAME <th>UNIT</th> <th>BALANCE</th>	UNIT	BALANCE
arias dixon	2140	369.90
Shanell Washington	1134	665.8
Antonio Payne	1047	489.9
STEPHEN DUDASH	4014	701.8
Farron killingsworth	2006	417.8
Nikkia Anderson	4043	683.8
Krystal Krause	5007	613.8
TOMMY ROBERTS	1003	539.9
A Plus Executive Production	4004	603.80
16901 N. Cleveland Ave N. Fort Myers, FL 33903		
NAME <th>UNIT</th> <th>BALANCE</th>	UNIT	BALANCE
A PLUS EXECUTIVE PROTECTION CORP	1243	597.8
LJUDMILA BESSARABOVA		
SEFRIQUI	2125	419.9
Tonia Obrien	3187	579.5
GREGORY CURRY	1163	417.8
ERIKA ELMORE	2142	279.9
Tamara Duran	2032	303.8
Rolando Verde	1031	611.8
May 29; June 5, 2026		26-01966L

FIRST INSERTION

Notice of Public Sale

Notice of Public Auction for monies due on storage units. The auction will be held on JUNE 22, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

NAME	UNIT	BALANCE
11401 S. Cleveland Ave Fort Myers, FL 33907		
CHAD WOLTER	A21	454.85
May 29; June 5, 2026		26-01967L

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage-treasures.com on 6/18/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

1623	mariah mccoey	Bikes, Boxes, Furniture
1009	Danayris Love	Art, Collectibles, Boxes
1285	Jennifer Benton	Artwork, Appliances, Bags

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239) 291-9388
May 29; June 5, 2026 26-01970L

FIRST INSERTION

Notice of Public Sale

Self Storage unit contents will be sold by Self Storage plus to satisfy a lien for rental on June 10th, 2026 at approximately 10AM at www.storage-treasures.com for the following location: 17701 Summerlin Road, Fort Myers, FL 33908. The contents of approximately 9 units will be sold containing household goods, furniture, electronics, tools, etc.

Self Storage Plus - SummerlinRD
17701 Summerlin Road
Fort Myers, FL 33908

The bidding will close on the website Storage Treasures.com and a high bidder will be selected on 06/10/2026 at 10AM.

Occupant Name	Description of Property
Cassandra Dowman	Household Goods
Christopher Capobianco	Household Goods
Ernest Alexander	Household Goods
Lauren Perry	Household Goods
Rufus Green	Household Goods
Susan Cole	Household Goods
Gloria Siegel	Shelving, Glass
Eric Carosiello	Household Goods
Seth Washburn	Shelving, Boxes

May 29; June 5, 2026 26-01973L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd SE, Bonita Springs, FL 34135, June 16, 2026 at 12:30 PM
Tyler Keely
Houshold Goods
Household Goods The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
May 29; June 5, 2026 26-01969L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd SE, Bonita Springs, FL 34135, June 16, 2026 at 12:30 PM
Zachary Tressler
Houshold Goods
Household Goods The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
May 29; June 5, 2026 26-01968L

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 CoolCore Garage Insulation located at 317 Sw 31st Terrace 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 21st day of May, 2026
Gulf Coast Thermal Systems LLC
May 29, 2026 26-02004L

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 APRN COMPLETE located at 21524 Brixham Run Loop in the City of Estero, Lee, FL 33928-3287 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2026
Elizabeth Larson
May 29, 2026 26-01991L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ACS Tech Supply located at 10900 Rosemary Dr, in the County of Lee, in the City of Bonita Springs, Florida 34135 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bonita Springs, Florida, this 24th day of May, 2026.

ALFARO'S CLEANING SOLUTION
LLC
May 29, 2026 26-02022L

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 Coastal Finishes located at 3131 Laurel Ridge Court in the City of Bonita Springs, Lee, FL 34134 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of May, 2026
Anthony Estep
May 29, 2026 26-01981L

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 Storage Rentals of America located at 10981 Colonial Blvd in the City of Fort Myers, Lee, FL 33913 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
SROA 10981 Colonial FL, LLC
May 29, 2026 26-01980L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TGH Pharmacy at Boca Grande Health Clinic located at 280 Park Avenue, in the County of Lee in the City of Boca Grande, Florida 33921 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 22nd day of May, 2026.

Florida Health Sciences Center, Inc.
John Couris, President & CEO
May 29, 2026 26-02021L

FIRST INSERTION

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

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

CASE NO: 26-DR-003705

IN RE: The Marriage of
Heana Medina
Petitioner
and
Miguel Bellorin Franco
Respondent

TO: Miguel Bellorin Franco
1603 NW 7th Avenue, Miami, Florida
33136

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 Heana Medina whose address is 5868 W 26th Avenue, Hialeah, Florida 33016 on or before 06/30/2026, 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: 05/21/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
May 29; June 5, 12, 19, 2026
26-02012L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that SECRET DESIRES LLC, OWNER, desiring to engage in business under the fictitious name of SECRET HOME CARE AND COMPANION located at 1002 NORTHWEST 6TH AVENUE, 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 29, 2026 26-02023L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 6/18/2026 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kathy Scott; Dean Zoner; Anthony Kuhlenschmidt. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
May 29; June 5, 2026 26-01972L

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 Jancyn located at 8260 COLLEGE PARKWAY SUITE 104 in the City of FORT MYERS, Lee, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2026
NIM Research Corporation
May 29, 2026 26-01992L

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 GMP Criminal Defense located at 3049 Cleveland Ave., Suite 257 in the City of Fort Myers, Lee, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of May, 2026
Ticket Shield, PLLC
Theophilus Pouloupoulos
May 29, 2026 26-01979L

--- PUBLIC SALES ---

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 12750 Trade Center Dr. Bonita Springs, FL 34135. June 16, 2026 at 11:45 AM.

Elizabeth Dear-Garage items, boxes, grill
Friedrich Haunsberger-Vehicle, 2012 Dodge Journey
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
May 29; June 5, 2026 26-01971L

FIRST INSERTION

NOTICE OF ACTION

(Formal Notice by Publication)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 24CP002719

IN RE: ESTATE OF
BARBARA ANN CAMPBELL,
Deceased.

TO: LAURIE HARTMANN
YOU ARE NOTIFIED that a PETITION FOR APPROVAL OF CONFIDENTIAL SETTLEMENT AND ALLOCATION has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Anthony F. Diecidue, Esquire, GENDERS ALVAREZ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before June 30, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Signed on May 21, 2026.

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: B Rivera
As Deputy Clerk
Anthony F. Diecidue, Esquire,
GENDERS ALVAREZ
DIECIDUE, P.A.,
2307 W. Cleveland Street,
Tampa, FL 33609
May 29; June 5, 12, 19, 2026
26-01983L

FIRST INSERTION

NOTICE OF ACTION

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

CIVIL ACTION
CASE NO. 25-CA-003375
SUNCOAST CREDIT UNION,
Plaintiff, v.
UNKNOWN HEIRS AND
DEVEISES OF THE ESTATE OF
JOHN SOFOS, DECEASED;
UNKNOWN SPOUSE OF
JOHN SOFOS, DECEASED;
KINGS GREENS AT MAJESTIC
CONDOMINIUM ASSOCIATION,
INC.; CYPRESS PINES PROPERTY
OWNER'S ASSOCIATION, INC.;
AND ANY UNKNOWN PERSONS
IN POSSESSION,
Defendants.

TO: ANTHONY SOFOS and NICHOLAS SOFOS
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property located in Lee County, Florida:
Unit C, Building 3 of PHASE I, KINGS GREENS AT MAJESTIC, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 3819, page 4217, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements.

has been filed against you and you are required to serve a copy of your written defenses, if any, to us on Shannon M. Puopolo, Esq., Plaintiff's attorney, of the law firm of Henderson, Franklin, Starnes & Holt, P.A., whose address is Post Office Box 280, Fort Myers, Florida 33902, within thirty (30) days after the first publication of the 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.

WITNESS my hand and seal of this Court on 05/22/2026

Clerk of Court
Kevin Karnes
(SEAL) By: N Wright-Angad
Deputy Clerk
Shannon M. Puopolo, Esq.,
Plaintiff's attorney,
Henderson, Franklin, Starnes &
Holt, P.A.,
Post Office Box 280,
Fort Myers, Florida 33902
4884-5925-2387, v. 1
May 29; June 5, 2026 26-02007L

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN that pursuant to Florida Statutes § 713.78, Auto Solutions of Southwest Florida will sell the following vehicle at public sale for cash to the highest bidder to satisfy a lien for storage, preservation, repair-related services, and associated charges:
Year: 2025

Make: Nissan Frontier Pro-X
VIN: 1N6ED1EJ8SN625055
Date of Sale: June 8, 2026
Time of Sale: 10:00 a.m.
Location of Sale:
Auto Solutions of Southwest Florida
16260 Old U.S. 41
Fort Myers, Florida 33912
The owner, lienholder, or any person claiming an interest in the vehicle may redeem the vehicle prior to the sale by payment of the outstanding lien amount together with any accrued storage charges and costs. Auto Solutions of Southwest Florida reserves the right to bid at the sale.
May 29; June 5, 2026 26-02003L

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 SIDELINES SOCIAL located at 4451 VERONICA SHOEMAKER BLVD in the City of FT MYERS, Lee, FL 33916 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of May, 2026

SIDELINES MGM LLC
KHUSHVINDER SINGH
May 29, 2026 26-02028L

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 WAVE RUNNERS BEACHFRONT TIKI BAR & GRILLE located at 61 AVE C in the City of FORT MYERS BEACH, Lee, FL 33931 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 26th day of May, 2026

SURF SIDE BEACH GRILL, LLC
TAMARA O'GILVIE
May 29, 2026 26-02032L

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 Tamar Honey Co located at 824 Mohawk Parkway 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 27th day of May, 2026

Sunshine Fishermen LLC
May 29, 2026 26-02036L

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 KEJ Studio 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 27th day of May, 2026

Design Orchard LLC
May 29, 2026 26-02037L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Lee Health System, Inc., 3033 Winkler Ave, Ste 260, Ft Myers, FL 33916, desiring to engage in business under the fictitious name of Lee Health Outpatient Rehabilitation Winkler, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
May 29, 2026 26-02039L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Lee Health System, Inc., 3033 Winkler Ave, Ste 250, Ft Myers, FL 33916, desiring to engage in business under the fictitious name of Lee Health Pain Mgmt Winkler, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
May 29, 2026 26-02038L

FIRST INSERTION

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA. PROBATE DIVISION CASE NO. 24-CP-3122 IN RE: THE ESTATE OF JULIO HERNANDEZ RIVERA, Deceased.

The Administration of the estate of JULIO HERNANDEZ RIVERA, deceased, whose date of death was 09/25/2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, file number is 24-CP-3122, 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 persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with the Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF THE SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is May 29, 2026.

Carlos A. Enriquez, Esquire
Curator
caenriquez@bellsouth.net
Florida Bar No. 435015
7480 Fairway Drive, Suite 205
Miami Lakes, Florida 33014-6879
(305) 826-2080
Carlos A. Enriquez, Esquire
Curator
caenriquez@bellsouth.net
Florida Bar No. 435015
7480 Fairway Drive, Suite 205
Miami Lakes, Florida 33014-6879
(305) 826-2080
May 29; June 5, 2026 26-01985L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-CP-001369 IN RE: ESTATE OF BERNADETTE J. CHRYSLER, a/k/a BONNIE CHRYSLER, Deceased.

The administration of the estate of Bernadette J. Chrysler, a/k/a Bonnie Chrysler, 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 P.O. Box 2469, Ft. Myers, FL 33902. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2026CP1033 IN RE: ESTATE OF RAJDAI ISHMAEL Deceased.

The administration of the estate of Rajdai Ishmael, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 29, 2026.

Personal Representative:
Oscar David Ishmael
2141 Maravilla Lane
Fort Myers, Florida 33901
Attorney for Personal Representative:
/s/ Thomas F. LaTorre
THOMAS F. LATORRE, ESQ.
Attorney for Personal Representative
Florida Bar Number: 1044329
SAFE HARBOR LAW FIRM
5237 Summerlin Commons Blvd #103
Fort Myers, Florida 33907
Telephone: (239) 317-3116
E-Mail: tom@safeharborlawfirm.com
May 29; June 5, 2026 26-01988L

--- ESTATE ---

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-001495 IN RE: ESTATE OF ROBERT G. MCLEARN Deceased.

The administration of the estate of ROBERT G. MCLEARN, deceased, whose date of death was February 15, 2026, 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. 732.221, 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 29, 2026.

Personal Representative:
MARY E. MCLEARN
26455 South Tamiami Trail, Suite 5102
Bonita Springs, Florida 34134
Attorneys for Personal Representative:
EDWARD E. WOLLMAN
Florida Bar Number: 0618640
E-Mail: ewollman@wga-law.com
Secondary E-Mail:
pleadings@wgalaw.com
RYAN CLELAND
Florida Bar Number: 1049777
Email: rcleland@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
WOLLMAN GEHRKE &
ASSOCIATES, P.A.
2235 Venetian Court, Suite 5
Naples, Florida 34109
Telephone: (239) 435-1533
Fax: (239) 435-1433
May 29; June 5, 2026 26-01990L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2026CP001338 IN RE: ESTATE OF CONSTANCE V. HAY-ALLEYNE Deceased.

The administration of the estate of CONSTANCE V. HAY-ALLEYNE, deceased, whose date of death was August 3, 2016, 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 representatives and the personal representatives' 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 29, 2026.

Personal Representatives:
Hector Marcel Alleyne
11620 Scarlet Leaf Circle
Germantown, Maryland 20876
Marcia V. Alleyne
8605 Halfpenny Way
Montgomery Village, Maryland 20886
Attorney for Personal Representatives:
/s/ Thomas F. LaTorre
THOMAS F. LATORRE, ESQ.
Attorney for Personal Representatives
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 29; June 5, 2026 26-01987L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-CP-000818 IN RE: ESTATE OF BEVERLY J. SCHWARZ 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 J. Schwarz, deceased, File Number 26-CP-000818, 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 November 3, 2025; that the total value of the estate is \$4,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Isla S. McAllister, Trustee of The SCHWARZ FAMILY TRUST
DATED DECEMBER 27, 2000
P.O. Box 4279
Fort Myers, FL 33918
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 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is May 29, 2026.

Personal Giving Notice:
Isla S. McAllister
P.O. Box 4279
Fort Myers, Florida 33918
Attorney for Personal Giving Notice
/s/ Wess M. Jacobs
Wess M. Jacobs, Attorney
Florida Bar Number: 932655
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail:
hillaryh@omplaw.com
May 29; June 5, 2026 26-01984L

lv20906_v11

SAVE TIME

Email your Legal Notice

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

-- ESTATE --

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA
PROBATE RELATIONS
Case No: 26-CP-001530
IN RE: ESTATE OF
OLGA FORMICA LAZZARO
Deceased

The administration of the estate of OLGA FORMICA LAZZARO, deceased, whose date of death was August 26, 2024, 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 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.

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 29, 2026.

Signed on this 20th day of May 2026.

KYLE N. LAZZARO

Petitioner

/s/ Susan M. Larned
Susan M. Larned, Esq.
Fla. Bar No. 1011025
The Larned Law Group, P.A.
12734 Kenwood Lane
Suite 39
Fort Myers, FL 33907
Tel. 239-202-2881
susan@larnedlegal.com
May 29; June 5, 2026 26-02010L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR LEE COUNTY
CIVIL DIVISION
Case No. 21-CA-003005
Division G

**US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST**
Plaintiff, vs.

**KATHLEEN BELANGER-KNAPP,
JOHN EDWARD RIESTER, B&B
FUNDING LLC, UNKNOWN
TENANT IN POSSESSION
1, UNKNOWN TENANT IN
POSSESSION 2, UNKNOWN
SPOUSE OF JOHN EDWARD
RIESTER, UNKNOWN SPOUSE OF
KATHLEEN BELANGER-KNAPP,
AND UNKNOWN TENANTS/
OWNERS,**
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 28, 2023, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as:

LOTS 7 AND 8, BLOCK 1182,
UNIT 20, PART 2, CAPE CORAL
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF
AS RECORDED IN PLAT
BOOK 19, PAGES 43 TO 48,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

and commonly known as: 2835 SE
17TH PL, CAPE CORAL, FL 33904;
including the building, appurtenances,
and fixtures located therein, at public
sale, to the highest and best bidder, for
cash, at: [] www.lee.realforeclose.com
on July 9, 2026 at 9:00 AM

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

Dated this 05/26/2026.
Clerk of the Circuit Court
Kevin C. Karnes
(SEAL) By: T Mann
Deputy Clerk

David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
327814/2220508/CMP
May 29; June 5, 2026 26-02015L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-863
IN RE: ESTATE OF
DANIEL WILLIAM DRAKE,
Deceased.

The administration of the estate of Daniel William Drake, deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Monica Drake

Personal Representative

22240 Victory Blvd, Apt E308

Woodland Hills, CA 91367

Attorney for Personal Representative:

ALVARO C. SANCHEZ

Attorney for Petitioner

1714 Cape Coral Parkway East

Cape Coral, Florida 33904

Tel 239/542-4733

FAX 239/542-9203

FLA BAR NO. 105539

Email: alvaro@capecoralattorney.com

Email:

courtfillings@capecoralattorney.com

May 29; June 5, 2026 26-01986L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000117
Division Probate
IN RE: ESTATE OF
HORTENSE PATRICIA RUSSELL,
Deceased

The administration of the estate of HORTENSE PATRICIA RUSSELL, deceased, whose date of death was October 8, 2023, and whose social security number is XXX-XX-6649, file number 26-CP-000117, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902-9346. The names and addresses of the petitioner for administration 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 29, 2026.

Petitioner for Administration:

O'Neil Woodhouse

13204 Crutchfield Avenue

Bowie, MD 20720

Attorney for the Petitioner:

John M. Wicker, Esq.

Florida Bar No. 28637

JOHN M. WICKER, PLLC

2077 First Street, Suite 205

Fort Myers, Florida 33901-3087

Telephone: (239) 537-2875

May 29; June 5, 2026 26-02017L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001416
IN RE: ESTATE OF
RONALD DEWEY TROTTER
A/K/A RONALD TROTTER,
Deceased

The administration of the estate of Ronald Dewey Trotter a/k/a Ronald Trotter, deceased, whose date of death was March 16, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this Notice is May 29, 2026.

Personal Representative:

Signified by: Jennifer A. Brief

Jennifer A. Brief

8687 J B Drive

Pigeon, MI 48755

Attorney for Personal Representative:

/s/ Jeffrey A. Attia

Jeffrey A. Attia, Esq.

Florida Bar No. 0108199

The Law Office of Jeffrey Attia, PA

6719 Winkler Road, Suite 114

Fort Myers, FL 33919

Telephone: (239) 919-2318

Email: jeff@jeffreyaattialaw.com

May 29; June 5, 2026 26-02018L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO. 26-CA-000685

**CHARLES O. WAINRIGHT, III and
CYNTHIA T. WAINRIGHT,
Plaintiffs, vs.**

**SUGAR SHACK (US) LIMITED
PARTNERSHIP, a Florida
limited partnership, CARMEN
CAMPAGNARO, and UNKNOWN
TENANTS IN POSSESSION,**
Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 20th day of May, 2026, in Civil Action No. 2026-CA-000685 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which SUGAR SHACK (US) LIMITED PARTNERSHIP, a Florida limited partnership, CARMEN CAMPAGNARO, and UNKNOWN TENANTS IN POSSESSION, are the Defendants, CHARLES O. WAINRIGHT, III and CYNTHIA T. WAINRIGHT, are the Plaintiffs, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 9th of July, 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:

A lot or parcel of land lying in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 35, Township 45 South, Range 24 East, Lee County, Florida, which lot or parcel is described as follows:
From the Northwest corner of said fraction of a Section run S 00° 05' 40" East along the West

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1573
Division Probate
IN RE: ESTATE OF
DEAN L. SKAUGSTAD
Deceased.

The administration of the Estate of Dean L. Skaugstad, deceased, whose date of death was March 30, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The name and address of the personal representative and the personal representative's attorney are set forth below. The Estate is intestate.

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 29, 2026.

Personal Representative:

Shirley A. Skaugstad

10207 Rosemont Ct.

#104

Fort Myers, Florida 33908

Attorney for Personal Representative:

David M. Platt

Attorney

Florida Bar Number: 939196

David M. Platt, P.A.

8880 Gladiolus Dr., Ste. 201

Fort Myers, FL 33908

Telephone: (239) 472-5400

E-Mail: david.platt@sancaplaw.com

May 29; June 5, 2026 26-02009L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001295
IN RE: ESTATE OF
GEORGE DONALD LITZEN
Deceased.

The administration of the Estate of George Donald Litzen, deceased, whose date of death was March 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. 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 29, 2026.

Personal Representative:

Carol Freeman

439 Maitland St.

Bel Air, MD 21014

Tanya Lee

1800 Hilltop Ave.

Baltimore, MD 21221

Attorney for Personal Representative:

Carol R. Sellers

Florida Bar Number: 893528

3525 Bonita Beach Rd., Suite 103

Bonita Springs, FL 34134

Telephone: (239) 992-2031

Fax: (239) 992-0723

E-Mail:

csellers@richardsonsellers.com

May 29; June 5, 2026 26-01989L

FIRST INSERTION

**NOTICE OF UNCLAIMED
GUARDIANSHIP FUNDS
DEPOSITED IN COURT
REGISTRY**

IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA, GUARDIANSHIP
ACTION
24-GA-000324

**IN RE: The Guardianship of
Anthony Cummings**

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 Anthony Cummings, Person Subject to Guardianship

Case number 24-GA-000324, \$5,119.03 (less the cost of publication); Amy McCann, as Guardian, deposited these funds per order entered on 05/21/2026, on behalf of Anthony Cummings.

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: May 21, 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 29; June 5, 2026 26-01994L

May 29; June 26, 2026 26-02001L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26CP1518
Division: Probate
IN RE: ESTATE OF
CHRISTI C. CALBOT,
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 Christi C. Calbot, deceased, File Number 26CP-1518 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 August 30, 2025; that the total value of the Estate is \$9,694.16; and that the names and addresses of those to whom it has been assigned by such Order are:

Michael Calbot, 12520 Woodtimber Lane, Fort Myers, FL 33913

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

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

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

The date of first publication of this Notice is May 29, 2026.

Person Giving Notice:

Michael F. Calbot

12620 Woodtimber Lane

Fort Myers, FL 3391

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003983
IN RE: ESTATE OF Pamela Sue Grant, Deceased.

The administration of the estate of Pamela Sue Grant, deceased, whose date of death was October 16, 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 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, 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 29, 2026.

Personal Representative:
Christopher J. Clarkson
5618 Hillshoro
Davisburg, MI 48350
Attorney for Personal Representative:
Scott G. Wallace
Email Addresses:
swallace@sgwlawpllc.com
Florida Bar No. 893749
2524 S. Adams Rd., Ste. 236
Rochester Hills, MI 48309
Telephone: 248-320-9441
May 29; June 5, 2026 26-02025L

FIRST INSERTION

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

Case No. 25-CC-009071
HAMMOCK COVE AT GATEWAY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation
Plaintiff, vs.
JUDITH ANN BUDINGER, UNKNOWN SPOUSE OF JUDITH ANN BUDINGER, KEITH ALAN BUDINGER, UNKNOWN SPOUSE OF KEITH ALAN BUDINGER AND ALL OTHER OCCUPANTS OF 12518 LAUREL COVE DRIVE, FORT MYERS, FL 33913
Defendants.

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

Lot 79, HAMMOCK COVE, according to the map or plat thereof of recorded in Instrument 2016000032568, Public Records of Lee County, Parcel ID #: 18-45-26-L1-40000.0790
Property Address: 12518 Laurel Cove Drive, Fort Myers, FL 33913

At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on June 25, 2026, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

Dated: 05/21/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T Mann
Deputy Clerk

Diane M. Simons, Esq.,
1705 Colonial Blvd., Suite C3,
Fort Myers, FL 33907
May 29; June 5, 2026 26-01998L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-001481
Division Probate
IN RE: ESTATE OF MARY LOUISE RICHIE, AKA MARY R. RICHARDS, Deceased.

The administration of the estate of Mary Louise Richie, AKA Mary R. Richards, deceased, whose date of death was March 17, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 29, 2026.

Personal Representative:
Kimberly Michelle Richie
1663 Kensington Court
Fort Myers, FL 33907
Attorney for Personal Representative:
Mary Vlasak Snell
Attorney
Florida Bar Number: 516988
Paves Law Firm
1833 Hendry Street
Fort Myers, FL 33902
Telephone: (239) 334-2195
Fax: (239) 332-2243
E-Mail: mvs@paveslaw.com
Secondary E-Mail: lja@paveslaw.com
May 29; June 5, 2026 26-02026L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

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

24-GA-000268
IN RE: The Guardianship of Ronald Bell

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 Ronald Bell, Person Subject to Guardianship

Case number 24-GA-000268, \$2,062.87 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 05/20/2026, on behalf of Ronald Bell.

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: May 22, 2026

KEVIN C. KARNES, CLERK OF CIRCUIT COURT,
Lee County
1700 Monroe St.
Ft. Myers, FL 33901
By: s/ Karen Dix
Deputy Clerk
May 29; June 26, 2026 26-02019L

FIRST INSERTION

NOTICE OF ACTION FOR DECLARATORY RELIEF
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025 CP 002424
IN RE: ESTATE OF: MARY JEANNETTE DEAN, Deceased.

TO: Unknown Beneficiaries and Parties Claiming Through the Mary Jeannette Dean Living Trust, u/a/d December 6, 1991.

YOU ARE HEREBY NOTIFIED that a Petition for Declaratory Relief has been filed in the Estate of Mary Jeannette Dean to resolve a controversy regarding the proper distribution of assets of the Mary Jeannette Dean Living Trust, u/a/d December 6, 1991, including the assets in a Merrill Lynch account in the name of the Trust and ending in 6646.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, upon Bonnie Lee Polk, Esquire, Williams Parker Harrison Dietz & Getzen, attorneys for Kathryn Mecom as Personal Representative of the Estate of Mary Jeannette Dean, whose address is 50 Central Avenue, Eighth Floor, Sarasota, Florida 34236, on or before June 29, 2026 and file the original with the clerk of this Court either before with service on Kathryn Mecom's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition for Declaratory Relief.

NOTICE TO PERSONS WITH DISABILITIES

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 Director, 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 seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before your scheduled appearance is less than seven (7) days; if you are hearing impaired, call 711.

WITNESS my hand and seal of this Court on the 20 day of May, 2026.

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

Bonnie Lee Polk, Esquire,
Williams Parker Harrison Dietz & Getzen,
50 Central Avenue, Eighth Floor,
Sarasota, Florida 34236
9474732.v1
May 29; June 5, 12, 19, 2026
26-01982L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION
Case No. 2025-CA-005968

ADVANTA IRA SERVICES, LLC FBO KRISTOPHER E. FERNANDEZ, SIMPLE IRA # 8004189, Plaintiff, v. FRANCES HENDERSON AND THE UNKNOWN SPOUSE OF FRANCES HENDERSON, Defendants.

NOTICE IS GIVEN that pursuant to that certain Uniform Final Judgment of Foreclosure dated May 18, 2026, in Case No. 2025-CA-005968, of the Circuit Court in and for Lee County, Florida, wherein Advanta IRA Services, LLC FBO Kristopher E. Fernandez, Simple IRA # 8004189, is the Plaintiff and Frances Henderson, is the Defendant, Kevin C. Karnes, Lee County Clerk of Court, will sell to the highest and best bidder for cash in an online sale at http://www.lee.realforeclose.com beginning at 9:00 A.M., on the 9th day of July 2026, the following described property set forth in that certain Uniform Final Judgment of Foreclosure dated May 18, 2026:

LOT 67, UNIT 1, ROYAL EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 8 SKIPTON CIRCLE, FT. MYERS, FL 33905
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 May 21, 2026.
KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk
May 29; June 5, 2026 26-01995L

FIRST INSERTION

NOTICE OF SALE OF REAL PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No: 25-CA-003385
DONALD H. KING and CYNTHIA R. KING As Trustees of The King Family Revocable Trust dated April 5, 2012,

Plaintiffs, v. STANLEY WROY, an Individual; TOKI GROUP INC., a Florida Corporation; Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Default Final Judgment of Foreclosure entered on May 7, 2026 in the above-styled cause, in which DONALD H. KING and CYNTHIA R. KING, as Trustees of The King Family Revocable Trust dated April 5, 2012, are the Plaintiffs and TOKI GROUP INC., a Florida corporation, and STANLEY WROY, an individual, are the Defendants, the Clerk of the Circuit Court of Lee County, Florida, will sell at public sale to the highest and best bidder for cash, except as set forth herein, at 9:00 a.m. on June 11, 2026, by electronic sale at www.lee.realforeclose.com in accordance with section 45.031, Florida Statutes, the following described real property situated in Lee County, Florida:

LOTS 33 AND 34, BLOCK 6425, CAPE CORAL UNIT 80, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3312 Old Burnt Store Road N, Cape Coral, Florida 33993

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

DATED this 20 day of May, 2026.

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

By: /s/ Irina Prell
Irina Prell, esq.
FL Bar: 1040441
Prell-Spearing Law, PA.
3729 Chiquita blvd. S.
Cape Coral, FL 33914
Primary email: irina@spearinglaw.com
Secondary email: shenelle@spearinglaw.com
Tel: 239-231-2222
May 29; June 5, 2026 26-01978L

FIRST INSERTION

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

Case No: 2025CA004739
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DANIEL GARRET DAVENPORT, et al., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on April 27, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash on June 25, 2026 at 9:00 a.m., at www.lee.realforeclose.com.

LOT(S) 19 AND 20, BLOCK 6003, CAPE CORAL UNIT 94, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 35 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2303 SW 19th Street, Cape Coral, FL 33991
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

Dated: 05/22/2026.
KEVIN C. KARNES, CLERK LEE COUNTY CIRCUIT COURT
(SEAL) By: T Mann
Deputy Clerk

KELLEY L. CHURCH, ESQUIRE
QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
255 SOUTH ORANGE AVENUE,
SUITE 900
ORLANDO, FL 32801
ATTORNEY FOR PLAINTIFF
SERVICE COPIES @ QPWBLAW.COM
Matter No.: FL-009760-25
May 29; June 5, 2026 26-02008L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-002914
A&D MORTGAGE LLC, a Florida Limited Liability Company,

Plaintiff, v. FORT MYERS BUILDING LLC, a Delaware Limited Liability Company; MULTIBANCO INTERNATIONAL, a Puerto Rico Company; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 6, 2026 entered in Civil Case No. 25-CA-002914 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein A&D MORTGAGE LLC, a Florida Limited Liability Company, Plaintiff and FORT MYERS BUILDING LLC, a Delaware Limited Liability Company; MULTIBANCO INTERNATIONAL, a Puerto Rico Company are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 am at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on June 25, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 4, BLOCK 59, UNIT 6, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 93, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2821 20th St SW, 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.

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.

05/26/2026

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

Submitted By: Jordan Wainstein
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 4971.000082
May 29; June 5, 2026 26-02016L

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-589

EMERSON SQUARE COMMUNITY ASSOCIATION, INC., a Florida Not for Profit Corporation,

Plaintiff, v. JUDITH S. WOOLARD, UNKNOWN SPOUSE OF JUDITH S. WOOLARD, and UNKNOWN TENANT(S)/OCCUPANT(S), Defendants.

TO: JUDITH S. WOOLARD and UNKNOWN SPOUSE OF JUDITH S. WOOLARD.

Last Known Address: 5490 Whispering Willow Way, Fort Myers, FL 33908

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

Lot 160, EMERSON SQUARE, according to the Plat thereof, as recorded in Plat Book 80, page(s) 40 through 46, of the Public Records of Lee County, Florida. Parcel ID #07-46-25-09-00000.1600

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901
KMace@gadclaw.com;
kgernman@gadclaw.com;
nsortino@gadclaw.com
May 29; June 5, 2026 26-01993L

DATED on this day of 05/21/2026
Kevin C. Karnes, Clerk of the Court
(SEAL) By N Wright-Angad
As Deputy Clerk

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Boulevard,
Ft. Myers, FL 33901
KMace@gadclaw.com;
kgernman@gadclaw.com;
nsortino@gadclaw.com
May 29; June 5, 2026 26-01993L

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 26-CA-001639
KELSEY PALETTE, Petitioner, vs. MICHAEL BAHME, Respondent.

TO: Michael Bahme
Last Known Address: 604 W. 16th Street, Lehigh Acres, Florida 33972

YOU ARE HEREBY NOTIFIED: that a Verified Petition for Partition of Real Property on the property located at 604 W. 16th Street, Lehigh Acres, Florida 33972 for partition of property has been filed and commenced in this Court and you are required to serve a copy of your written defenses, in any, to it on Beatriz Cardoza, Esq., attorney for Plaintiff, whose address is 2891 Center Pointe Drive, Suite 304, Fort Myers, Florida 33916 and file the original with the clerk of the above styled court on or before July 6, 2026, which is more than 30 days after this notice has been published, otherwise a default will be entered against you for the relief prayed for in the Verified Petition for Partition.

Witness my hand and seal of said Court at Fort Myers, Florida on 05/26/2026.

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Harris

ZINNLAW PLLC
Counsel for Petitioner
2891 Center Pointe Dr., Suite 304
Fort Myers, Florida 33916
Phone: (239) 418-1529
Facsimile: (239) 236-0295
By: /s/ Beatriz A. Cardoza
Beatriz A. Cardoza, Esq.
Fla. Bar No. 1038803
Email: beatriz@zinn.law
May 29; June 5, 12, 19, 2026
26-02014L

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 26-CC-001436
Judge: Javier A. Pacheco
FAVAZZA ELECTRIC, INC., a Florida corporation,

Plaintiff, v. NICANOR M. GUEVARRA, JR., a natural person, Defendant.

TO: Nicanor M. Guevarra, Jr.
3018 SW 26th Court
Cape Coral, FL 33914

YOU ARE NOTIFIED that an action to foreclosure upon a Claim of Lien on the following property located in Lee County, Florida:

LOT 12, 13 AND 14, BLOCK 5939, CAPE CORAL UNIT 93, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE (S) 1, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Identification No.: 34-44-23-C3-05939.0120
Street Address: 3018 SW 26th Court, Cape Coral, FL 33914

has been filed against you by the Plaintiff, FAVAZZA ELECTRIC, INC., a Florida corporation ("Plaintiff"), and you are required to serve a copy of your written defenses, if any, to it on STEPHEN W. DOMMERICH, ESQ., the Plaintiff's attorney, whose address is 2222 Second Street, Fort Myers, FL 33901, on or before June 30, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the Complaint. 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 Notice shall be published once a week for four (4) consecutive weeks in the following publication: The Business Observer.

DATED on this 21st day of May 2026

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
(SEAL) By: K Harris
Deputy Clerk

Stephen W. Dommerich, Esq.
Aloia, Roland, Lubell, PLLC
2222 Second Street
Fort Myers, FL 33901
May 29; June 5, 12, 19, 2026
26-01997L

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 2025-CA-003243
WALTER JOHNSON,
Plaintiff, v.
FRANK HELMERICH; UNITED CHRISTIAN GIVING, INC.; and ANY UNKNOWN PERSONS IN POSSESSION,
Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure filed in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell at public sale to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, using the method of electronic sale beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on August 6, 2026, that certain parcel of real property situated in Lee County, Florida, described as follows:

A PARCEL OF LAND IN SECTIONS 7 AND 8, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE COMMON CORNER BETWEEN SECTIONS 5, 6, 7 AND 8, ALSO BEING THE CENTERLINE OF ALICO ROAD (100 FOOT RIGHT-OF-WAY), THENCE SOUTH 00°51'23" EAST, 50.00 FEET, ALONG THE COMMON LINE BETWEEN SAID SECTIONS 7 AND 8 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ALICO ROAD AND THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, THENCE, NORTH 88°45'26" EAST, 1,306.97 FEET, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 8, THENCE; SOUTH 01°05'04" EAST, 407.50 FEET, ALONG SAID EAST LINE, TO THE NORTHEAST CORNER OF A RECREATION AND UTILITY AREA, AS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 860, IN THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA, THENCE; SOUTH 52°30'00" WEST, 372.80 FEET, ALONG THE NORTHERLY LINE OF SAID RECREATION AND UTILITY AREA, THENCE; NORTH 01°05'04" WEST, 80.00 FEET, ALONG SAID NORTHERLY LINE, THENCE; SOUTH 52°30'00" WEST, 587.23 FEET, ALONG THE COMMON NORTHERLY LINE OF PARCELS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGES 860, 862 AND 863, THENCE; NORTH 74°55'04" WEST, 179.46 FEET, ALONG THE NORTHERLY LINE OF PHASE 1 OF GRANADA LAKES ADULT R.V. CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 860, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE; NORTH 68°44'17" WEST, 289.42 FEET; ALONG SAID NORTHERLY LINE OF PHASE 1, THENCE; NORTH 84°43'24" WEST, 531.25 FEET, ALONG AFORESAID NORTHERLY LINE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD (130 FEET RIGHT-OF-WAY), THENCE; NORTH 32°31'35" WEST, 798.30 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD, THENCE; NORTH 89°20'31" EAST, 850.10 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION OF PROPERTY AS DESCRIBED IN SAID "ORDER OF TAKING" RECORDED IN OFFICIAL RECORDS BOOK 3298, PAGE 3671, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:
 A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID PARCEL BEING PART OF A TRACT OF LAND DESIGNATED AS GRANADA LAKES

ADULT R.V. RESORT CONDOMINIUM, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY IN OFFICIAL RECORDS BOOK 1588, PAGE 836, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE COMMON CORNER BETWEEN SECTIONS 5, 6, 7, AND 8, SAID COMMON CORNER ALSO BEING ON THE CENTERLINE OF ALICO ROAD (100 FOOT RIGHT OF WAY), THENCE;
 1. SOUTH 00° 51'23" EAST, 50.00 FEET ALONG THE COMMON LINE BETWEEN SECTIONS 7 AND 8 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALICO ROAD, THENCE;
 2. NORTH 88°45'26" EAST, 1306.97 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ALICO ROAD TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8, THENCE;
 3. SOUTH 01°05'04" EAST, 407.50 FEET ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESIGNATED AS RECREATION AND UTILITY AREA "C", OF SAID GRANADA LAKES ADULT R.V. RESORT CONDOMINIUM, THENCE;
 4. SOUTH 52°30'00" WEST, 237.72 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID RECREATION AND UTILITY AREA "C", TO THE TRUE POINT OF BEGINNING, THENCE CONTINUE ALONG AFORESAID NORTHERLY BOUNDARY LINE FOR TWO CALLS;
 5. SOUTH 52°30'00" WEST, 135.07 FEET, THENCE;
 6. NORTH 01°05'04" WEST, 80.18 FEET THENCE;
 7. NORTH 88°54'56" EAST, 108.69 FEET TO THE TRUE POINT OF BEGINNING.
 LESS AND EXCEPT: A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.00°56'44"E.

TY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA; THENCE RUN S.00°56'44"E. ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S.89°16'26"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 591.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°16'26"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 168.79 FEET; THENCE RUN S.00°43'34"E. FOR A DISTANCE OF 25.00 FEET; THENCE N.89°16'26"E. FOR A DISTANCE OF 168.79 FEET; THENCE N.00°43'34"W. FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
 BEARINGS REFER TO THE EAST LINE OF NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S.00°56'44"E.

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 05/21/2026.

KEVIN KARNES, CLERK
 Circuit Court of Lee County
 (SEAL) By: T Mann
 Deputy Clerk

Shannon M. Puopolo, Esq.
 Henderson, Franklin, Starnes & Holt, P.A.
 Attorneys for Plaintiff
 P.O. Box 280
 Fort Myers, FL 33902-0280
shannon.puopolo@henlaw.com
 Attorney for Plaintiff
 239-344-1100
 May 29; June 5, 2026 26-01996L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Primary Care Services at The Terraces, located at 26455 S. TAMiami TRl, 34134, in the City of Bonita Springs, in the County of Lee, in the State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.
 OWNER: Bonita Springs Retirement Village, Inc
 May 29, 2026 26-02042L

FIRST INSERTION

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

Case No.: 26-CA-001601
WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER
TRUSTEE OF CFS15 GRANTOR TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST UNKNOWN HEIRS OF EFFIE WISE AKA EFFIE PATRICIA WISE, DECEASED, et al,
Defendants.

TO: VICKI S. GOGOLIN
 10810 Deal Rd.
 North Fort Myers, FL 33917
 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:
 LOT 5, BLOCK A, FOXMOOR PINES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 148 THROUGH 151, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of the said Court on the 26th day of May, 2026.

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

Philip Stecco, Esq.,
 Lender Legal PLLC,
 1800 Pembroke Drive, Suite 250,
 Orlando, Florida 32810
 LLS16305
 May 29; June 5, 2026 26-02024L

FIRST INSERTION

NOTICE OF TRUST IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION

Case No. 26-CP-001568
Probate: No Judge Assigned
IN RE: ESTATE OF FRANCINE J. WILMOTH, Deceased.

FRANCINE J. WILMOTH, a resident of Lee County, Florida, who died on the 26th day of April, 2026, was the Settlor of a trust entitled the FRANCINE J. WILMOTH DECLARATION OF TRUST dated the 5th day of October, 2007, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

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

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

Signed on the 11th day of May, 2026.
Jody L. Rote, Trustee
 1680 Silver Beach Drive
 Lac du Flambeau, WI 54538
 May 29; June 5, 2026 26-02027L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 39 Acres, located at 404 Washington Ave, in the City of Miami Beach, County of Lee, State of FL, 33139, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27 of May, 2026.
 BIRDS FOUNTAINS FORESTWOOD LLC
 404 Washington Ave
 Miami Beach, FL 33139
 May 29, 2026 26-02043L

FIRST INSERTION

NOTICE OF ACTION For Family Cases with Minor Children IN THE CIRCUIT COURT OF THE 4th JUDICIAL CIRCUIT, IN AND FOR Duval COUNTY, FLORIDA

Case No.: 2026DR11017AX
Division: FM-C

Esther Carey,
Petitioner
and
Wenchel Michel,
Respondent.
 TO: Wenchel Michel
 1023 Acroft Ave, Lehigh Acres FL 33973

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 Esther Carey, whose address is 7423 Queensgate Circle Jacksonville FL 32219, on or before 7-10-2026, and file the original with the clerk of this Court at 501 W Adams St Jacksonville FL 32202, 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: 5-26-26

JODY PHILLIPS
 CLERK OF THE CIRCUIT COURT

(SEAL) By: Jermaine Nelson
 {Deputy Clerk}
 May 29; June 5, 12, 19, 2026 26-02040L

FIRST INSERTION

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

CASE NO.: 26-CA-002761
ANDRES PARDO, an individual,
Plaintiff, vs.
ZEEV PAZ, et al.,
Defendant(s).

TO: ZEEV PAZ, if alive and if not his unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against ZEEV PAZ,

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

LOT 20, BLOCK 41, UNIT 11, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 14, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

STRAP #: 12-44-27-11-00041.0200
 SITE ADDRESS: 1915 IRVING AVE, LEHIGH ACRES, FL 33972

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Myles A. Hoover, the Plaintiff's attorney, whose address is 11 Island Ave #406, Miami Beach, Florida 33139, on or before July 6, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
 Dated on 05/27/2026

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

Myles A. Hoover,
 the Plaintiff's attorney,
 11 Island Ave #406,
 Miami Beach, Florida 33139
 May 29; June 5, 12, 19, 2026 26-02044L

FIRST INSERTION

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

Case No. 25-CA-6863
VVV INVESTMENTS, LLC,
A Florida for Profit Limited Liability Corporation
Plaintiff, v.

TISSA INVESTMENTS, LLC.,
A Dissolved North Carolina Limited Liability Company, FARUK ISSA,
an Individual, CITY OF FLORIDA LAND, INC., A Florida for Profit Corporation, ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO,
Defendants.

To: Faruk Issa, 138 E 112th ST Apt 3D New York, NY 10029,
 Tissa Investments LLC, 733 Stackhurst Way Wake Forest, NC 27587, US
 All Persons Unknown, Claiming any Legal or Equitable Right, Title, Estate Lien Or Interest in the Property Described in the Complaint Adverse to Plaintiff Title, Or Any Cloud upon Plaintiff Title Thereto.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Action to Quiet Title.

The action was instituted in the Twentieth Judicial Circuit Court, Lee County, Florida, and is styled VVV INVESTMENTS, LLC, a Florida For Profit Limited Liability Corporation, vs Tissa Investments, LLC., A Florida for Profit Corporation, Faruk Issa, City of Florida, Inc., and All Persons Unknown. Claiming any Legal or Equitable Right, Title, Estate Lien Or Interest in the Property Described in the Complaint Adverse to Plaintiff Title, Or Any Cloud upon Plaintiff Title Thereto.

You are required to serve a copy of your written defenses, if any, to the action on Neil Morales, Esq., Plaintiff's attorney, whose address is 2272 Airport Road South, Suite 209, Naples, FL 34112, on or before June 29, 2026 and file the original with the clerk of this court either before service on Neil Morales, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 05/20/2026
 Kevin C. Karnes, Clerk of the Court
 (SEAL) By: N Wright-Angad
 As Deputy Clerk

Neil Morales, Esq.,
 Plaintiff's attorney,
 2272 Airport Road South, Suite 209,
 Naples, FL 34112
 May 29; June 5, 12, 19, 2026 26-01977L

FIRST INSERTION

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

CASE NO. 26-CA-002424
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND,
Plaintiff, vs.

UNKNOWN HEIRS OF LAUREN GAVITT A/K/A LAUREN G. GAVITT, ET AL.
Defendants

To the following Defendant(s):
 UNKNOWN HEIRS OF LAUREN GAVITT A/K/A LAUREN G. GAVITT (CURRENT RESIDENCE UNKNOWN)

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 19 AND 20, BLOCK 3055, UNIT 62, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 21 TO 38, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 114 SW 20TH ST, CAPE CORAL FL 33991

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER

DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 within 30 days and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this day of 05/20/2026.

Kevin C. Karnes
 LEE COUNTY CLERK OF COURT
 (SEAL) By 05/20/2026
 As Deputy Clerk

J. Anthony Van Ness, Esq.
 VAN NESS LAW FIRM, PLC,
 Attorney for the Plaintiff,
 1239 E. NEWPORT CENTER DRIVE,
 SUITE #110,
 DEERFIELD BEACH, FL 33442
 TF21681-26/cam
 May 29; June 5, 2026 26-01976L

FIRST INSERTION

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

CASE NO.: 25-CA-006959
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, VS.
GREGORY L. DOYLE A/K/A GREGORY LEO DOYLE A/K/A GREGORY DOYLE; ET AL
Defendant(s).

To the following Defendant(s):
 BETH M DOYLE A/K/A BETH MARIE DOYLE
 Last Known Address
 912 COOPER AVE.
 YUBA CITY, CA 95991
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property:
 LOT 15, BLOCK 51, UNIT 5, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, AT PAGE 98, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 a/k/a 2808 34TH ST SW, LEHIGH ACRES, FL 33976

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale,

Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone

number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 26th day of May, 2026.

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

Submitted by:
 Marinosci Law Group, P.C.
 100 W. Cypress Creek Road, Suite 1045
 Fort Lauderdale, FL 33309
 Telephone: (954) 644-8704
 Facsimile: (754) 206-1971
 May 29; June 5, 2026 26-02013L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF REGULAR MEETING
MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Moody River Estates Community Development District ("District") will hold a Regular Meeting on June 18, 2026 at 1:00 p.m., at the Clubhouse at Moody River Estates, 3050 Moody River Blvd., North Fort Myers, Florida 33903. 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 provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Premier District Management, 3820 Colonial Blvd, Suite 101, Fort Myers, FL 33966, (239) 690-7100, during normal business hours or by visiting the District's website, moodyrivercd.net.

There may be occasions when one or more Supervisors or staff will participate by remote connection technology. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (239) 690-7100 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.

Mandie Rainwater
District Manager
May 29, 2026

26-02031L

FIRST INSERTION

NOTICE OF CHANGE

REGARDING THE AMENDED DESIGN AND SPECIFICATION MANUAL,
VOLUMES 1, 2, 3, AND APPENDIX OF THE BABCOCK RANCH
COMMUNITY INDEPENDENT SPECIAL DISTRICT

In accordance with Chapter 2007-306, *Laws of Florida*, as amended ("Act") and subparagraph 120.54(3)(d)1, *F.S.*, the Babcock Ranch Community Independent Special District ("District") hereby gives notice of change to its proposed amendments to the Babcock Ranch Community Independent Special District Design and Specification Manual, Volumes 1, 2, 3, and Appendix (collectively, the "Proposed Rule"). The Proposed Rule number is 2026-37. Prior notice of rulemaking relative to the Proposed Rule was published in the Florida Administrative Register on May 26, 2026.

Changes have been made to Volume 2 to include additional requirements for wet wells. Such changes include an updated diagram in the specifications and updates to page numbers within the table of contents. For more information regarding the Proposed Rule or for a full copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

Cindy Cerbone, District Manager
Babcock Ranch Community Independent Special District
May 29, 2026

26-02035L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001533
Division Probate
IN RE: ESTATE OF
DORIS JANE MOULTON
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 Doris Jane Moulton, deceased, File Number 26-CP-001533, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901; that the decedent's date of death was March 27, 2026; that the total value of the estate is \$4,200.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Brett George Moulton
1016 SE 25th Lane
Cape Coral, FL 33904

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 29, 2026.

Person Giving Notice:
Brett George Moulton

1016 SE 25th Lane
Cape Coral, Florida 33904
Attorney for Person Giving Notice
Evianna J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
May 29; June 5, 2026 26-02030L

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
NOTICE OF ISSUANCE OF AN INDIVIDUAL ENVIRONMENTAL
RESOURCE PERMIT

The South Florida Water Management District has granted an Individual Environmental Resource Permit, number 36-116192-P, to Waters Edge Fort Myers, Inc, 1520 Royal Palm Square Blvd., Suite 360, Fort Myers, FL 33919.

The permit authorizes the following: Construction and operation of a stormwater management (SWM) system serving 1.06 acres of residential development known as Water's Edge Fort Myers - Lake Bank Restoration. The project proposes the construction of lake bank stabilization, including the installation of riprap, open cell containment systems, and replanting of littoral areas. There are no other changes to the SWM system. The site is located on the west side of Laguna Drive in Lee County, FL.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.602, F.A.C.

The project is a grandfathered activity pursuant to Subsection 3.1.2(e), ERP Applicant's Handbook (AH) Volume (Vol.) I.

The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.570, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hear-

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDACASE NO.: 26-CA-001198
ATOMIC LOANS, LLC,
Plaintiff, v.SOUTH FLORIDA INVESTMENT,
LLC, RAUL EDUARDO PRESA,
SR., and UNKNOWN TENANT,
Defendants.

TO: SOUTH FLORIDA INVESTMENT, LLC
(Last Known Address: 162 Dow Lane, North Fort Myers, Florida 33917)
(Current Residence: Unknown)
RAUL EDUARDO PRESA, SR.
(Last Known Address: 162 Dow Lane, North Fort Myers, Florida 33917)
(Current Residence: Unknown)

YOU ARE HEREBY NOTIFIED that an action for foreclosure of the following property in Lee County, Florida:

LOT 23, HANSONS, AN UNRECORDED SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK 762, PAGE 847 AND 848, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
ADDRESS: 162 DOW LANE, NORTH FORT MYERS, FL 33917

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on WILLIAM A. TRECO, ESQUIRE, Plaintiff's attorney, whose address is: 499 NW 70 Avenue, Suite 112, Plantation, FL 33317 within

30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

This notice shall be published once a week for two (2) consecutive weeks in 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.

WITNESS my hand and the seal of said court at Lee County, Florida on this 22 day of May, 2026.

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

William A. Treco, Esq.
Tepps Treco
499 NW 70 Avenue, Suite 112
Plantation, Florida 33317
(954) 565-3231
Florida Bar No. 89409
May 29; June 5, 2026 26-02029L

FIRST INSERTION

ing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. - 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition. Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

May 29, 2026

26-02033L

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE
AMENDED DESIGN AND SPECIFICATION MANUAL, VOLUMES 1, 2, 3,
AND APPENDIX AND ADOPTION OF THE AMENDED WATER
UTILITIES POLICIES MANUAL AND REGULAR BOARD
MEETING

In accordance with Chapter 2007-306, *Laws of Florida*, as amended ("Act"), the Babcock Ranch Community Independent Special District ("District") hereby gives notice of its intent to adopt its proposed amended Design and Specification Manual, Volumes 1, 2, 3, and Appendix and the Water Utilities Policies Manual (the "Proposed Rules"). The Proposed Rule numbers are 2026-37 and 2026-38. Prior notice of rule development relative to the Proposed Rules was published in the Florida Administrative Register on May 19, 2026.

A public hearing will be conducted by the Governing Board ("Board") of the District on the following date, time and place to adopt the Proposed Rules:

Date and Time: June 25, 2026 at 4:00 p.m.
Place: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

Pursuant to Section 6(60)(e) of the Act, the Proposed Rules will not require legislative ratification. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Section 6(6)(e), Chapter 2007-306, *Laws of Florida*, as amended. The specific laws implemented in the Proposed Rules include, but are not limited to, Sections 3(3), 6(6)(j), and 6(6)(r), Chapter 2007-306, *Laws of Florida*, as amended, and Sections 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

The purpose and effect of the Proposed Rules are to update such rules to provide for efficient and effective District operations. The full text of the Proposed Rules are available upon request from the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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

Cindy Cerbone, District Manager
Babcock Ranch Community Independent Special District
May 29, 2026

26-02034L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001019
IN RE: ESTATE OF
KENNETH CHARLES VOSS,
Deceased.

The administration of the estate of Kenneth Charles Voss, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, 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 de-

mands against Decedent's estate to whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's sur-

living 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 29, 2026.

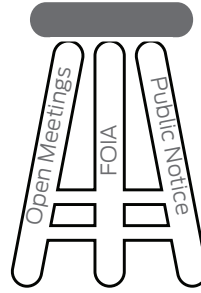
Person Giving Notice:
MICHAEL SHAWN BYRD a/k/a
MICHAEL BYRD
c/o Helen Mena, Esq.
Safe Harbor Law Firm
4500 Executive Drive, Suite 100
Naples, Florida 34119

Attorney for Personal Representative:
/s/ Helen Mena
HELEN MENA, ESQ.
Attorney
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 29; June 5, 2026 26-02041L

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

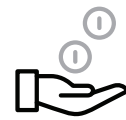


Verifiability



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

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



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

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

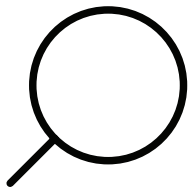


Citizens continue to learn about vital civic matters from newspaper notices.

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

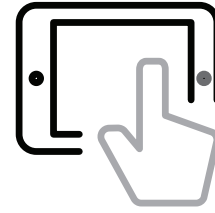
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

Notice of Self Storage Sale

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

SECOND 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 --- 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2026-CP-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 unmaturred, 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 unmaturred, 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 NO 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 DECEDEENT'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



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
File No. 26-CP-1432
Division: Probate
IN RE: ESTATE OF
AMELIA M. CAMPONE, A/K/A
AMELIA T. CAMPONE
Deceased.

The administration of the estate of Amelia M. Campone, deceased, whose date of death was April 11, 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 22, 2026.

Personal Representative:
Teresa A. Nicholson
15150 Palm Isle Dr.
Fort Myers, Florida 33919
Attorney for Personal Representative:
Janet M. Strickland, FL Bar No. 137472
Neva K. Torres, FL Bar No. 1049725
Attorneys for Personal Representative
Law Office of Strickland & Torres, P.A.
2340 Periwinkle Way, Suite J-1
Sanibel, FL 33957
Telephone: (239) 472-3322
E-Mail: jms@sanibellaw.net
Secondary E-Mail:
jms3@sanibellaw.net
May 22, 29, 2026 26-01902L

SECOND 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

SECOND 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

SECOND 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@lawsrpt.com
May 22, 29, 2026 26-01914L

SECOND 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. 732.2211, 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:
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) 936-7900
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
May 22, 29, 2026 26-01936L

IV20906_V11

SAVE TIME

Email your Legal Notice

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

Q&A What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

IV20906_V11

--- ESTATE ---

SECOND 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 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

SECOND 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. PAPARONE
Deceased.

The administration of the estate of Philip W. Paparone, 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. Paparone

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@sbslaw.com

Secondary E-Mail:

tcorsini@sbslaw.com

May 22, 29, 2026

26-01937L

SECOND 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 KOL 2A0	
Sandra Rundle	375 Fire Route 82
Havelock, Ontario KOL 1Z0	
Charlene Nulty	63G O-at-ka Road RR1
Maynooth, Ontario KOL 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 KOL 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: courtneyv1@trustska.com

4901-4626-4747, v. 3

May 22, 29, 2026

26-01963L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-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

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-4465

Ariel Condominium Association, Inc.,

Plaintiff, v.

David Huseman; et. al.

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgement 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, 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 on 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-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

SECOND 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	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:	
elizabethw@omplaw.com	

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 732.221, 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:

-- PUBLIC SALES / ESTATE --

SECOND 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

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-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

SECOND 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 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 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 unmaturing, 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 FILED WITHIN THE TIME PERIODS SET FORTH ABOVE 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 26-CP-076
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@sitkalaw.com
May 22, 29, 2026 26-01927L

SECOND 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 de-

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

SECOND 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

SECOND 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.

SECOND 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

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

SECOND 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

SECOND 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 732.216-732.288 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:
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

SECOND 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

NOTICE.

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

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

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

DATE OF DEATH IS BARRED.

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

Person Giving Notice:
Angela Diane Shaudys
12381 McGregor Palms Drive
Fort Myers, Florida 33908
Attorney for Person Giving Notice:
Noelle M. Melanson Esquire
Melanson Law PA
Attorney for Personal Representative
Florida Bar Number: 676241
1430 Royal Palm Sq. Blvd.,
Suite 103
Fort Myers, FL 33919
Telephone: 239-689-8588
Facsimile: 239-734-5031
Primary E-Mail:
noelle@melansonlaw.com
Secondary E-Mail:
pleadings@melansonlaw.com
May 22, 29, 2026 26-01946L

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

THIRD INSERTION

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

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

CASE NO: 26-DR-002563

IN RE: The Marriage of David Roland Petitioner and Enoze Pierre Respondent

TO: Enoze Pierre
652 NE 195th Street, Apt. 19558, Miami, Florida 33179-3300

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 David Roland whose address is 14269 Memorial Highway, Miami, Florida 33161 on or before 06/17/2026, 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: 05/08/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
May 15, 22, 29; Jun. 5, 2026

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-003118

IN RE: The Marriage of Najwan Mohammed Ismail Petitioner and Ayman Alkhalefah Respondent

TO: Ayman Alkhalefah
18221 150th Drive, Apt. 35073, Springfield Gardens, New York 11413

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 Najwan Mohammed Ismail whose address is 5251 Clapboard Cove Court, Jacksonville, 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 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: 05/01/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: I Cardelle
Deputy Clerk
May 8, 15, 22, 29, 2026 26-01772L

SECOND 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

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-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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

May 22, 29, 2026 26-01931L

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8029 - North Fort Myers Facility Address: 14150 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 307-0008 Description: Entire contents of unit consisting of, but not limited to: 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 StorageTreasures.com on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.

May 22, 29, 2026 26-01932L

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-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 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 StorageTreasures.com on June 12, 2026, at 11:00am. Property will be sold to the highest bidder.

May 22, 29, 2026 26-01933L

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

May 22, 29, 2026 26-01930L

FOURTH INSERTION

NOTICE OF ACTION WITH MAILING

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

Case No.: 25-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

SECOND INSERTION

Notice of Self Storage Sale

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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026CP00802
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 2026CP00802, 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

SECOND INSERTION

NOTICE TO CREDITORS

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

SECOND 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

FOURTH 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 FORECLOSURE SALE

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

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. 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-006837
PENNYMAC LOAN SERVICES,
LLC
Plaintiff(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
33936
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF
YURI ALEXANDRA BAQUERO
LAST KNOWN ADDRESS: 9081
AEGEAN CIR LEHIGH ACRES, FL
33936
CURRENT ADDRESS: UNKNOWN
TO: RUDIS ZAVIEL MALDONADO
HERNANDEZ
LAST KNOWN ADDRESS: 728 AN-
DOVER AVENUE SOUTH LEHIGH
ACRES, FL 33974
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF
RUDIS ZAVIEL MALDONADO HER-
NANDEZ
LAST KNOWN ADDRESS: 728 AN-
DOVER AVENUE SOUTH LEHIGH
ACRES, FL 33974
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED
that a civil action has been filed against

you in the Circuit Court of Lee County,
Florida, to foreclose certain real 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
33974

You 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 13th day of May,
2026.

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

Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
TDP File No. 25-015272-1
May 22, 29, 2026 26-01899L

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-004451

FREEDOM 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 ac-
cordance with Chapter 45 Florida Sta-
tutes, 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 20

degrees 39 minutes 18 seconds
East said curv e 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 44 de-
grees 30 minutes 38 seconds
West for 45.50 feet to the POINT
OF BEGINNING.

Parcel Number: 36-43-24-24-
00029-00B0

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

MCCALLA RAYMER LEIBERT
PIERCE,LLP, ATTORNEY FOR
PLAINTIFF
110 SE 6TH STREET
FORT LAUDERDALE, FL 33301
(855) 281-3909
MRSERVICE@MCCALLA.COM
25-12906FL
May 22, 29, 2026 26-01894L

SECOND INSERTION

CLERK'S NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
Case 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 pursu-
ant 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
33956
Parcel ID Number: 35-45-22-
26-00000.0002

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 ac-
cordance 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 Clerk

Melville G. Brinson III, Esquire
{00088728.DOCX}
May 22, 29, 2026 26-01906L

FOURTH 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
HOUCHEIN 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., Plain-
tiff's attorney, whose address is Hin-
shaw & 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

THIRD INSERTION

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

IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
Case No.: 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 ac-
tion 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 BAR-
BARO ALEJANDRO PINERO MACI-
AS, 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 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: 5/4/26

CLERK OF THE CIRCUIT COURT
(SEAL) BY: TM
Deputy Clerk
May 15, 22, 29, Jun. 5, 2026
26-01801L

FOURTH 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 TOR-
RES
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 BUT-
LER
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:

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the
undersigned intends to sell the personal
property described below to enforce a
lien imposed on said property under
The Florida Self Storage Facility Act
Statutes (Section 83.801-83.809). The
undersigned will sell at public sale by
competitive bidding on Wednesday the
10th day of June, 2026 at 10:00 AM, at
lockerfox.com. Said property has been
stored and is located at: Space Shop Self
Storage, 22 Beth Stacey Blvd, Lehigh
Acres, FL, 33936. 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

FOURTH 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,
Plaintiffs, vs.
PATRICK H. ZURCHER,
SANDCASTLE TITLE SERVICES,
LLC, a Florida Limited Liability
Company,
Defendants.

COMES NOW, the Plaintiff, KAD-
EDRA ALLEN, by and through the
undersigned attorney, and hereby gives
notice that a civil action has been in-
stituted 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 dam-
ages 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-LI-03019.0070

You are required to serve an Answer to
this action upon: RICHARD M. RIC-
CIARDI, JR., ESQUIRE of YOUR
ADVOCATES, P.A., Plaintiff's attorney,
who address is 2050 McGregor Blvd.,
Fort Myers, Florida 33901, on or before
June 10, 2026 of the first date of pub-
lication, and file the original with the
clerk of this court at Lee County Justice
Center, 1700 Monroe Street, Fort My-
ers, Florida 33901 either before service
on Plaintiff's attorney or immediately
thereafter.

You must keep the Clerk of the Cir-
cuit Court's office notified of your cur-
rent 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

THIRD 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 LU-
THER 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 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: 4/9/26.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: TM
{Deputy Clerk}
May 15, 22, 29, Jun. 5, 2026
26-01800L

SECOND INSERTION

NOTICE OF 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; 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;

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., DE-
CEASED
(Current Residence Unknown)
(Last Known Address)
29 DAWN FLOWER CIRCLE
LEHIGH ACRES, FL 33936
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, CREDI-
TORS, 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 fol-
lowing described property:
CONDOMINIUM UNIT NO.
7, TRACT E, IN PINWOOD
CONDOMINIUM OF LEHIGH
ACRES, A CONDOMINIUM,
ALL AS SET OUT IN DECLA-
RATION OF CONDOMINIUM
AND EXHIBITS ATTACHED
THERE TO, AS RECORDED IN
OFFICIAL RECORDS BOOK
1012, PAGE 373, OF THE
PUBLIC RECORDS OF LEE
COUNTY, FLORIDA, AND
AMENDMENT TO DECLARA-
TION OF CONDOMINIUM
AND EXHIBITS ATTACHED
THERE TO, AS RECORDED
IN OFFICIAL RECORDS
BOOK 1024, PAGE 577, OF

FOURTH INSERTION

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

Case No.: 26-DR-50219

BACILIA JUAN JIMENEZ
Petitioner
and
BRYAN W. RAMIREZ TUBAC
Respondent.

TO: BRYAN W. RAMIREZ TUBAC
ALDEA TEJAR, CHIMALTENANGO,
GUATEMALA

YOU 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 BLANKS
BELOW:

Rudy Lepe
1634 SE 47 St Unit 3
Cape Coral, FL, 33904
May 8, 15, 22, 29, 2026 26-01721L

THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA, AND
AMENDMENT TO DECLARA-
TION OF CONDOMINIUM
AND EXHIBITS ATTACHED
THERE TO, AS RECORDED
IN OFFICIAL RECORDS
BOOK 1046, PAGE 1594, AND
AMENDMENT TO DECLARA-
TION OF CONDOMINIUM
AND EXHIBITS ATTACHED
THERE TO, 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. Ro-
saler, 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 at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.

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

WITNESS my hand and the seal of
this Court this day of 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

--- SALES / ACTIONS ---

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 26-CA-000529
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
MITCHELL KIELTON, et al.,
Defendant.

To: MITCHELL KIELTON
6144 HIGGINS AVENUE, FORT MYERS, FL 33905
CHRISTINA GENTILE
6144 HIGGINS AVENUE, FORT MYERS, 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, TOWNSHIP
44 SOUTH, RANGE 26
EAST, LEHIGH ACRES, ACCORDING
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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 26-CA-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, TOWNSHIP
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

SECOND INSERTION

CLERK'S NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
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 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 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 accordance
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

SECOND INSERTION

CLERK'S NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
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 accordance
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

SECOND 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, Florida
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 original
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

SECOND INSERTION

CLERK'S NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT
OF THE TWENTIETH
JUDICIAL CIRCUIT
IN AND FOR
LEE COUNTY, FLORIDA
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 accordance
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

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-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,
devisees, 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

SECOND 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 accordance
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

SECOND 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

--- SALES ---

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION
CASE NO.: 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION:
CASE NO.: 25-CA-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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO. 24-CA-000507

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

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

the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on 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

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-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

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.
362025CA003163A001CH

WILMINGTON SAVINGS FUND SOCIETY, FSB, 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, FSB, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO. 25-CA-005002
Wells Fargo Bank, N.A.,
Plaintiff, vs.

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

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

States of America on behalf of the Secretary of Housing and Urban Development; Marquita Green a/k/a Marquita Nichole Green are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the 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

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. 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 DECLARATION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 25-CA-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

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-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
 Business Observer