

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storage-treasures.com](http://www.storage-treasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211**

**Time: 10:45 AM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

0005 - Kelly, Michael; 0031 - Jeskey, Paul; 0041 - Washington, Susana; 0057 - Oliveira, Flavio; 0102 - Ventura, Luis; 0197 - Leal Pavers Santana, Venecia; 0249 - Frequent, Edison; 0279 - Davis, Breanna; 0326 - Jeskey, Paul; 0390 - Coleman, Joey; 0436 - Hart, Caldonia; 0589 - West, Robert; 0755 - watkins, Damiirria; 0851 - Mullis, Tina; 0902 - Vance, Jessica; 0961 - Gilmore, Nico; 1380 - Wilson, Chavone; 1440 - Mendoza, Amanda N

**PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721**

**Time: 11:00 AM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

0006G - Lippert, Christopher; 0102E - DOONAN, MARYA; 0274F - Tick, Michael; 1002G - Nixon, Jeffery; 1009G - Mccune, Steven; 1047 - Andersen, Lori; 1174 - raddani, zack; 3011G - Blakeslee, Dennis R

**PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489**

**Time: 11:15 AM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

0006G - Lippert, Christopher; 0102E - DOONAN, MARYA; 0274F - Tick, Michael; 1002G - Nixon, Jeffery; 1009G - Mccune, Steven; 1047 - Andersen, Lori; 1174 - raddani, zack; 3011G - Blakeslee, Dennis R

**PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635**

**Time: 11:30 AM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

A176 - Pearson, Christopher ; B325 - williams, Jasmine; C429 - Wolney, Richard T; D557 - Gonzalez, Peter; E590 - Mendoza, Lorena

**PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571**

**Time: 12:15 PM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

2063 - Kern, Amanda; 2076 - McNulty, Erin; 2111 - Carter, Dustin; 2125 - Hedman, Stewart

**PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897**

**Time: 12:30 PM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

B008 - J&I Remodeling and painting Rodriguez, Lester; B058 - Bessard, Jimmy; B085 - Blake, Larissa; B092 - Rodriguez, Erik; C020 - Ingram Bros Gun Safe moving Ingram, Alexander; C025 - Lewandowski, James; C027 - Felissanit, Caliem; C045 - McWilliams, Brittney; D065 - Lewandowski, James; E023 - Walsh, Cole; E036 - Pineda, Leah; E066 - Niebles, Arthur; G004 - Karalewitz, Brandy; H072 - Garcia, Alberto

**PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811**

**Time: 12:45 PM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

C054 - Cyr, Pam; D135 - Robinson, Katwila; F197 - Sylvia, Craig; F200 - Allen, Angela R; F221 - Montealegre, Christian; G244 - Crist, William; H253 - Horvath, Dina; H285 - Alvarez, Maria; I350 - blum, Judith; I351 - askew, William; J388 - Oates, Monica; L002C - Livette, Evie; L474 - Moss, ronnie

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

26-02045L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storage-treasures.com](http://www.storage-treasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534**

**Time: 09:45 AM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

1070 - Bellevue, Ronel; 1072 - Bond, Brittany; 1183 - Adams, Andre; 1276 - Ward, Martha; 2028 - Smith, Matthew; 2035 - pascual, trevino; 2049 - Rodriguez, Angel; 2232 - Gallegos, Genesis; 2240 - Wells, Shirley; 2253 - Cardenas, Jocelyn; 3021 - Coleman, Sonya; 3080 - Izidor, Paulo; 3102 - Buck, Kathy; 3126 - Pierre, Destiney; 3127 - Figueroa, Brandy; 3135 - shupe, Derek; 3137 - Regis, Cherlie; 3172 - Espinosa, Brayan; 3179 - Rosario, Angel; 3183 - Darrant, Kelsiedy; 3213 - I AM GRACED CREATIONS LLC Johnson, Jaciani; 3264 - Pena, Araceli

**PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447**

**Time: 10:00 AM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

1099 - Douglas-Rose, Carles; 1115 - Spanulo, Jillian; 1202 - Peralta, Jessenia; 1208 - Hearn, Patricia; 1510 - Rojas, Martha; 1532 - Gilbert, Woodrow John; 1556 - W, Alex; 2055 - Jests, James; 2086 - Major Impact Impact, Major; 2223 - Bownan, Casandra; 2253 - Salgado, Cristian; 2289 - Beaver, Krisa; 2353 - Armentrout, Noelleonna; 2372 - Juan, Tomas

**PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200**

**Time: 01:00 PM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

1083 - Donaldson, Levi; 11037 - Lyons, Paul; 1113 - Suthard, Frances; 2017 - Ferrell, Falaysheia; 2022 - Lee, Kimberly; 2037 - Ochoa, Jessica; 2063 - Chaverri, Jonathon; 2064 - Taylor-Evariste, Barbara; 2177 - Ordenez, Kailen; 2217 - Taylor- Evariste, Barbara; 3000 - Douglas, Brooke; 3035 - Robinson, Sherry; 3113 - Weeks, Amanda; 3193 - Petrucci, Cortni; 3226 - Belcastro, Rebecca ; 3232 - Edwards, Wilbert; 4000 - Villacorta Palacios, Elmer; 5016 - Lopez, Nick; 5028 - richards, Jason

**PUBLIC STORAGE # 77904, 1607 Diplomat Pkwy E, Cape Coral, FL 33909, (239) 785-2923**

**Time: 01:15 PM**

**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

1095 - Montgomery, Amanda; 1145 - Downam, Cassandra; 2111 - Giraldo, Joan

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

26-02046L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Hope 97, LLC, 16944 Vintage Commerce Boulevard, Ft. Myers, FL 33912, desiring to engage in business under the fictitious name of HCA Florida ER, a part of HCA Florida Lehigh Hospital, 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.

June 5, 2026 26-02100L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Wal-Mart Stores East, LP, 17002 Three Oaks Marketplace Dr, Fort Myers, FL 33912, desiring to engage in business under the fictitious name of Walmart Pharmacy #10-2829, 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.

June 5, 2026 26-02102L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that FLORIDA TRUST WEALTH MANAGEMENT COMPANY, a Florida corporation located in Lee County, Florida, owner, desiring to engage in business under the fictitious name of "FLORIDA TRUST WEALTH MANAGEMENT", intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 5, 2026 26-02093L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that DeaverCo, LLC, desiring to engage in business under the fictitious name Deaver IT Consulting located at 229 San Bernardino St., N. Fort Myers, FL 33903, 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.

June 5, 2026 26-02104L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Wal-Mart Stores East, LP, 17000 Three Oaks Marketplace Dr, Fort Myers, FL 33912, desiring to engage in business under the fictitious name of Walmart Liquor Box #2829, 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.

June 5, 2026 26-02103L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Wal-Mart Stores East, LP, 17002 Three Oaks Marketplace Dr, Fort Myers, FL 33912, desiring to engage in business under the fictitious name of Walmart Market #2829, 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.

June 5, 2026 26-02101L

#### FIRST INSERTION

##### WILDBLUE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL BOARD MEETING AND ATTORNEY-CLIENT EXECUTIVE SESSIONS

Notice is hereby given that the WildBlue Community Development District ("District") Board of Supervisors ("Board") will conduct the following attorney-client sessions at its special board meeting:

##### Attorney-Client Sessions

June 18, 2026, at 10:00 a.m.

18721 WildBlue Boulevard

Fort Myers, Florida 33913

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Terry Kurth, derivatively on behalf of WildBlue Master Property Owners Association, Inc. v. Lennar Homes, LLC; Pulte Home Company, LLC; SDWB, LLC; SD WildBlue, LLC; WCI Communities, LLC; Barraco and Associates, Inc; Turrell, Hall & Associates, Inc., and WildBlue Community Development District, Case No. 2024-CA-1775. The following persons are anticipated to be in attendance at the attorney-client session: Herbert Lanese, Christopher Hasty, Denis Bourgue, John Buchholz, Richard Bennington, David Gurley, Christopher Fiore, Wesley Haber, Chuck Adams, Shane Willis, Jonathan Armbruster, and a court reporter. The attorney-client session is expected to last approximately 60 minutes.

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to the ongoing litigation entitled WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, v. FL WILDBLUE, LLC, and 38769 TAMPA FL, LLC, Defendants, Case No. 25-CA-1837, Circuit Court Lee County. The following persons are anticipated to be in attendance at the attorney-client session: Herbert Lanese, Christopher Hasty, Denis Bourgue, John Buchholz, Richard Bennington, Wesley Haber, Chuck Adams, Shane Willis, Richard Green, Sarah Hilliard, Sarah Spardy, Lisa Bambace, and a court reporter. The attorney-client session is expected to last approximately 60 minutes.

The special board meeting begins at 10:00 a.m. on the same date and at the same location and will continue after the attorney-client sessions for the purpose of considering any business of the District. The special board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Wrathell, Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 the appeal is based.

WildBlue CDD

Chuck Adams, District Manager

June 5, 2026

26-02099L

#### 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 Open Arms Youth Initiative located at 5 Cayman Ct in the City of Fort Myers, Lee, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of May, 2026

Denise Vega

June 5, 2026

26-02105L

#### 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 Valor Golf Company located at 28130 Dovewood Ct Apt 301 in the City of Bonita Springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of May, 2026

Lukas Kline

June 5, 2026

26-02091L

#### 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 The Monarch Collective located at 14521 Bald Eagle Dr in the City of Fort Myers, Lee, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of June, 2026

Katherine Zimmer

June 5, 2026

26-02127L

#### 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 Bloom With Bru Photography located at Entrada Dr S 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 28th day of May, 2026

Bruna Peterson

June 5, 2026

26-02090L

#### 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 BREAKFAST BROS NY CAFE located at 12541 METRO PKWY, STE 5 in the City of FT MYERS, Lee, FL 33966 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of May, 2026

BREAKFAST BROS LLC

MATTHEW WORST

June 5, 2026

26-02092L

#### 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 RAI JET MANAGEMENT located at 325 DANLEY DRIVE in the City of FORT MYERS, Lee, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of June, 2026

ACI JET MANAGEMENT, LLC

DAVID RILEY

June 5, 2026

26-02116L

#### FIRST INSERTION

##### NOTICE OF FORFEITURE PROCEEDINGS

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

Case No.: 2026-CA-002762

IN RE: FORFEITURE OF:

One (1) 2011 Harley Davidson

Electra Glide

(VIN: 1HD1PR814BB955049)

ALL PERSONS who claim an interest in the following property: One (1) 2011 Harley Davidson Electra Glide (VIN: 1 HD1PR814BB955049), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about May 9, 2026, in Lee County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Andrew Liverman, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

June 5, 12, 2026

26-02111L

#### FIRST INSERTION

##### Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date June 26th, 2026 @ 10:00 AM at each individual repair facility. 41811 2016 Chevrolet VIN#: 2GNAL-BEKXG184953 Repair Facility: Lou's Total Car Care Inc 4531 S Cleveland Ave Fort Myers 239-278-3872 Lien Amt \$8,321.82 41947 2017 Chevrolet VIN#: 3GCUKSEJ0H08134 Repair Facility: Lou's Total Car Care Inc 4531 S Cleveland Ave Fort Myers 239-278-3872 Lien Amt \$4,345.47

June 5, 2026

26-02048L

#### 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 Quad-Polar AF located at 12380 Dolphin Road in the City of Bokeelia, Lee, FL 33922 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of May, 2026

Churee Wilson

June 5, 2026

26-02050L

#### 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 L U M I N A located at 12380 Dolphin Road in the City of Bokeelia, Lee, FL 33922 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of May, 2026

Churee Wilson

June 5, 2026

26-02049L

## --- PUBLIC SALES ---

## FIRST INSERTION

**Notice of Self Storage Sale**  
Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 6/23/26 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. William Sosa; Nilofer Abbas; Sheri Saladin; Dany Miranda. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
June 5, 12, 2026 26-02047L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION: Ft. Myers  
CASE NO.: 25-CA-005610

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CODY WILLIAMS; HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF CODY WILLIAMS; 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 25 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 45 AND 46, BLOCK 2368, CAPE CORAL UNIT 35, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 100 THROUGH 111, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 464 NE 1ST PLACE, 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 06/02/2026.  
KEVIN C. KARNES  
Clerk Of The Circuit Court  
(SEAL) By: T Mann  
Deputy Clerk

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-04086  
June 5, 12, 2026 26-02133L

## 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 Azul Modern Mexican Cuisine located at 17120 Consource Way Ste. 101, in the County of Lee, in the City of Babcock Ranch, FL 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee, Florida, this Wednesday, June 3, 2026.  
Clase Azul of BR, LLC  
June 5, 2026 26-02141L

## 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 Clase Azul of Babcock Ranch located at 17120 Consource Way Ste. 101, in the County of Lee, in the City of Babcock Ranch, FL 33982 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee, Florida, this Wednesday, June 3, 2026.  
Clase Azul of BR, LLC  
June 5, 2026 26-02140L

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
The following personal property of CHARLES SHUGHRUE and CAROL JOAN SHUGHRUE will, on June 17, 2026, at 10:00 a.m., at 2 Quaney Ct., Lot #892, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1983 TWIN MOBILE HOME, VIN: T24714778A, TITLE NO.: 0020481613, and VIN: T24714778B, TITLE NO.: 0020262041 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#3326-3180)  
June 5, 12, 2026 26-02115L

## FIRST INSERTION

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

Tax Deed #:2026000026  
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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: 23-13232  
Year of Issuance 2023 Description of Property LOT 1, BLOCK 57, UNIT 7, LEHIGH ACRES, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-45-26-07-00057.0010  
Names in which assessed: BARBARA J GILMORE, VIVIAN AGNES KROHN

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 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 5, 12, 19, 26, 2026 26-02068L

## FIRST INSERTION

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

**CASE NO. 25-CA-002453 DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. IRENE MURPHY; UNKNOWN SPOUSE OF IRENE MURPHY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 18, 2026 and entered in Case No. 25-CA-002453, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and IRENE MURPHY; UNKNOWN SPOUSE OF IRENE MURPHY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on June 25, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 14 AND 15, IN BLOCK 2746, OF CAPE CORAL UNIT 39, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 142, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.  
Dated this day of 05/27/2026

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 25-00513 CMS  
V6.20190626  
June 5, 12, 2026 26-02052L

## FIRST INSERTION

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

Tax Deed #:2026000008  
NOTICE IS HEREBY GIVEN that JPL Investments Corp 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: 10-591  
Year of Issuance 2022 Description of Property LOTS 14 AND 15, BLOCK 64, FORT MYERS SHORES, UNIT 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 75 THROUGH 79, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-43-26-06-00064.0140  
Names in which assessed: SHOBE JUMAN

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 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 5, 12, 19, 26, 2026 26-02066L

## FIRST INSERTION

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

Tax Deed #:2026000022  
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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: 23-12992  
Year of Issuance 2023 Description of Property LOT 3, BLOCK 83, UNIT 9, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 97, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 11-45-26-09-00083.0030  
Names in which assessed: AMBER MCINTYRE, ANGEL FAIR, DAN CHRISTENSEN, KAREN DIETZ, KENNETH CROSS, KIRK DIETZ, LYNN A POWELL

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 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 5, 12, 19, 26, 2026 26-02073L

## FIRST INSERTION

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

Tax Deed #:2026000027  
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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: 23-20876  
Year of Issuance 2023 Description of Property LOT 26, BLOCK 1, UNIT 2, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 22, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 23-45-27-02-00001.0260  
Names in which assessed: ALAN R COMMON, CHARLES K COMMON, DALE C COMMON, DALE C COMMON, TRUSTEE, ROBERT W COMMON

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 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 5, 12, 19, 26, 2026 26-02067L

## FIRST INSERTION

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

Tax Deed #:2026000009  
NOTICE IS HEREBY GIVEN that JPL Investments Corp 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: 24-08369  
Year of Issuance 2024 Description of Property LOT 6, BLOCK 29, UNIT 6, PINE MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 82, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-24-06-00029.0060  
Names in which assessed: DAVID CHRISTIAN LLC, DAVID CHRISTIAN, LLC

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 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 5, 12, 19, 26, 2026 26-02070L

## FIRST INSERTION

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

Tax Deed #:2026000010  
NOTICE IS HEREBY GIVEN that JPL Investments Corp 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: 24-21654  
Year of Issuance 2024 Description of Property LOT 17, BLOCK 23, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES UNIT 3, ACCORDING TO THE MAP OR THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 190, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-27-L2-03023.0170  
Names in which assessed: ESTATE OF JOYCE IRENE WILLIS, ESTATE OF JOYCE WILLIS, JOYCE WILLIS

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 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 5, 12, 19, 26, 2026 26-02071L

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CASE NO.: 24-CA-006651

**ATHENE ANNUITY & LIFE COMPANY, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST SHIRLEY ANN TRIPPANY, DECEASED; et al, Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 27, 2026 and entered in Case No. 24-CA-006651 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein ELIZABETH TRIPPANY and JAMES D. TRIPPANY, et al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on June 25, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 5, UNIT 2, LEHIGH ESTATES, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, IN ACCORDANCE WITH AND SUBJECT TO THE PLAT RECORDED IN PLAT BOOK 15, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

## FIRST INSERTION

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

Tax Deed #:2026000023  
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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: 23-21916  
Year of Issuance 2023 Description of Property LOT 2, BLOCK 24, LEHIGH ACRES, UNIT 6, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 60, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 28-45-27-06-00024.0020

Names in which assessed: BLOTTER 001 LLC

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 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 5, 12, 19, 26, 2026 26-02074L

## FIRST INSERTION

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

Tax Deed #:2026000024  
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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: 23-17943  
Year of Issuance 2023 Description of Property LOT 9, BLOCK 64, UNIT 12, SECTION 1, TOWNSHIP 45 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 181, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-12-00064.0090  
Names in which assessed: WILLIAM PORTER JR

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 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 5, 12, 19, 26, 2026 26-02069L

## FIRST INSERTION

and commonly known as: 5208 25TH STREET SW, LEHIGH ACRES, FL 33973 (the "Property").  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

WITNESS my hand and the seal of the court on 05/29/2026.

As Clerk of the Circuit Court  
Lee County, Florida  
(SEAL) T Mann  
DEPUTY CLERK

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
Paris Roach, Esq.  
FL Bar No.: 1028751  
fcpleadings@ghidottiberger.com  
June 5, 12, 2026 26-02095L

## FIRST INSERTION

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

Tax Deed #:2026000011  
NOTICE IS HEREBY GIVEN that JPL Investments Corp 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: 24-10502  
Year of Issuance 2024 Description of Property A LOT OR PARCEL OF LAND LYING IN THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11 RUN EAST ALONG THE NORTH LINE THEREOF FOR 100 FEET TO THE POINT OF BEGINNING; THENCE EAST 80 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION FOR 125 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION FOR 80 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE FOR 125 FEET TO THE POINT OF BEGINNING. Strap Number 11-44-25-00-00002.002A  
Names in which assessed: CONNIE ORAM, SHANE ORAM

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 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

June 5, 12, 19, 26, 2026 26-02072L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP1497  
IN RE: ESTATE OF EDWIN E. HALL A/K/A EDWIN EUGENE HALL Deceased.

The administration of the estate of EDWIN E. HALL A/K/A EDWIN EUGENE HALL, deceased, whose date of death was November 23, 2025, 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 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 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 June 5, 2026.

**Personal Representative:**  
**RACHEL BOYER a/k/a RACHEL HALEY BOYER**  
1039 Strawberry Hill Court  
Vinton, Virginia 24179  
Attorney for Personal Representative:  
/s/ Thomas F. LaTorre  
THOMAS F. LATORRE, ESQ.  
Florida Bar Number: 1044329  
SAFE HARBOR LAW FIRM  
27821 S. Tamiami Trail, Suite 2  
Bonita Springs, Florida 34134  
Telephone: (239) 317-3116  
E-Mail: tom@safeharborlawfirm.com  
June 5, 12, 2026 26-02064L

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001253  
IN RE: ESTATE OF  
NOEL CHRISTOPHER WILLHITE,  
Deceased

The administration of the estate of KATHLEEN MARIE CHRISTENSEN, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Collier 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 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 June 5, 2026.

**Personal Representative:**  
**MEGHAN WILLHITE**  
10699 Wilson Street  
Bonita Springs, FL 34135  
Attorney for Personal Representative:  
ROBERT H. EARDLEY, ESQ.  
Florida Bar No. 500631  
Law Office of Robert H. Eardley, P.A.  
1415 Panther Lane, Suite 108  
Naples, FL 34109  
Telephone: (239) 591-6776  
Email: robert@swflorida-law.com  
June 5, 12, 2026 26-02065L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-2673  
IN RE: ESTATE OF  
Jack A. Robinson, Jr.,  
Deceased.

The administration of the estate of Jack A. Robinson, Jr., deceased, whose date of death was June 19, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is June 5, 2026.

**Personal Representative:**  
**Barbara Weiffenbach,**  
1021 Niblick Dr.,  
Rocky Mount, NC 27804;  
Telephone: 252-903-7010.  
Attorney for Personal Representative:  
Richard Blackwell, Esq.,  
Florida Bar Number: I10331,  
Ric Blackwell Law, PA,  
10600 Chevrolet Way, Suite 212,  
Estero, Florida 33928,  
Telephone: 239-240-7764,  
Fax: 877-349-3854,  
E-Mail: ric@richblackwelllaw.com  
June 5, 12, 2026 26-02086L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
Probate Division  
File No. 25-CP-1762  
IN RE: ESTATE OF  
PHILIP SCOTT TRIBBEY,  
deceased.

The administration of the testate estate of PHILIP SCOTT TRIBBEY, deceased, whose date of death was January 20, 2025, File Number 25-CP-1762, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, P.O. Box 9346, Fort Myers, Florida 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice to Creditors is June 5, 2026.

**Robin Ramsey,**  
**Personal Representative**  
1517 Erbbe Street NE,  
Albuquerque, NM 87112  
Brian J. Downey, Esq.  
FL Bar Number: 0017975  
BARRETT MCNAGNY  
Attorney for Personal Representative  
215 East Berry Street  
Fort Wayne, IN 46802  
(P) 260-423-8871  
June 5, 12, 2026 26-02085L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
Probate Division  
File No. 26-CP-000989  
IN RE: ESTATE OF  
DAVID MICHAEL AYMETT,  
deceased.

The administration of the testate estate of David Michael Aymett, deceased, who died on September 1, 2025, File Number 26-CP-000989, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, P.O. Box 9346, Fort Myers, Florida 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice to Creditors is June 5, 2026.

**Sell McClendon,**  
**Jeff McClendon,**  
**Personal Representative**  
1847 Globe Road  
Lewisburg, TN 37091  
Brian J. Downey, Esq.  
FL Bar Number: 0017975  
BARRETT MCNAGNY LLP  
Attorney for Personal Representative  
215 E. Berry St.  
Fort Wayne, IN 46802  
Email: bjd@barrettllp.com  
Phone: (260) 423-8871  
Fax: (260) 423-8920  
4904-2392-2831  
June 5, 12, 2026 26-02109L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 26-CP-001581  
IN RE: ESTATE OF  
ERIC M. KOTER,  
Deceased.

The administration of the estate of ERIC M. KOTER, deceased, whose date of death was April 4, 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

**Personal Representative**  
**ADRIENNE M. SHACK**  
(f/k/a ADRIENNE M. GAUNTNER)  
211 Cypress Lane  
Cranberry Township, PA 16066  
Attorney for Personal Representative:  
Gregory S. Band, LL.M.  
Attorney for Personal Representative  
Florida Bar Number: 8699902  
BAND LAW GROUP, P.L.  
1543 Second Street  
Sarasota, FL 34236  
Telephone: (941) 917-0505  
Fax: (941) 917-0506  
E-Mail: gband@bandlawgroup.com  
June 5, 12, 2026 26-02110L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL  
CIRCUIT COURT IN AND FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2026-CP-997  
IN RE: ESTATE OF  
STEPHEN ALEXANDER REID  
a.k.a. Steven Alexander Reid  
Deceased.

The administration of the estate of STEPHEN ALEXANDER REID, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division; the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000913  
Division Probate  
IN RE: ESTATE OF  
JAMES P. BURNES  
Deceased.

The administration of the estate of James P. Burnes, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 5, 2026.

**Personal Representative:**  
**Richard Douglas Lyons**  
27911 Crown Lake Boulevard Ste 101  
Bonita Springs, FL 34135  
Attorney for Personal Representative:  
Abigail M. Lyons, Esq.  
Attorney  
Florida Bar Number: 1040206  
Lyons & Lyons, PA.  
27911 Crown Lake Boulevard Ste 101  
Bonita Springs, FL 34135  
Telephone: (239) 948-1823  
Fax: (239) 948-1826  
E-Mail: abby.lyons@lyons-law.com  
June 5, 12, 2026 26-02121L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1521  
Division Probate  
IN RE: ESTATE OF  
ARMINDO GUZMAN  
Deceased.

The administration of the estate of Armindo Guzman, deceased, whose date of death was February 25, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 5, 2026.

**Personal Representative:**  
**Juan Guzman**  
528 Denbighshire St.  
Lehigh Acres, Florida 33974  
Attorney for Personal Representative:  
Douglas A. Dodson, II  
Florida Bar Number: 126439  
DORCEY LAW FIRM PLC  
10181 Six Mile Cypress Parkway,  
Ste C  
Fort Myers, FL 33966  
Telephone: (239) 418-0169  
Fax: (239) 418-0048  
E-Mail: douglas@dorceylaw.com  
Secondary E-Mail:  
probate@dorceylaw.com  
June 5, 12, 2026 26-02087L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-0952  
Division Probate  
IN RE: ESTATE OF  
ROBERT L. WELLS  
Deceased.

The administration of the estate of ROBERT L. WELLS, deceased, whose date of death was October 28, 2025, 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 June 5, 2026.

**Personal Representative:**  
**RICHARD B. WELLS**  
1742 Hogback Road  
Sunbury, Ohio 43074  
Attorney for Personal Representative:  
Conrad Willkomm, Esq.  
Florida Bar Number: 697338  
Law Office of Conrad Willkomm P.A.  
3201 Tamiami Trail North, 2nd Floor  
Naples, FL 34103  
Telephone: (239) 262-5303  
Fax: (239) 262-6030  
E-Mail: conrad@swfloridalaw.com  
Secondary E-Mail:  
kara@swfloridalaw.com  
June 5, 12, 2026 26-02084L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001342  
Division Probate  
IN RE: ESTATE OF  
JAMES THOMAS HANSEN  
Deceased.

The administration of the estate of James Thomas Hansen, deceased, whose date of death was December 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is June 5, 2026.

**Personal Representative:**  
**Haylee Ciearra Hansen**  
20141 Seagrove Street, Unit 306  
Estero, Florida 33928  
Attorney for Personal Representative:  
Abigail M. Lyons, Attorney  
Florida Bar Number: 1040206  
Lyons & Lyons, PA.  
27911 Crown Lake Boulevard Ste 201  
Bonita Springs, FL 34135  
Telephone: (239) 948-1823  
Fax: (239) 948-1826  
E-Mail: abby.lyons@lyons-law.com  
Secondary E-Mail:  
gzamora@lyons-law.com  
June 5, 12, 2026 26-02120L

**PUBLISH YOUR LEGAL NOTICE**

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

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

Call **941-906-9386**

or email **legal@businessobserverfl.com**

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 26-CP-1218**  
**Division: Probate**  
**IN RE: ESTATE OF CHARLES LUKAS, Deceased.**

The administration of the Estate of Charles Lukas, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is June 5, 2026.

**Personal Representative:**

**Lisa Lossie**  
485 Arcaro Drive  
Milton, GA 30004  
Attorney for Personal Representative:  
Kevin A. Kyle  
Attorney for Personal Representative  
Florida Bar Number: 980595  
SCHOENFELD KYLE &  
ASSOCIATES LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin@trustska.com  
hollyk@trustska.com  
4931-1118-9917, v. 1  
June 5, 12, 2026 26-02136L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-1097**  
**Division Probate**  
**IN RE: ESTATE OF SHARON JOY MATLAND Deceased.**

The administration of the estate of Sharon Joy Matland, deceased, whose date of death was October 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 5, 2026.

**Personal Representative:**

**Lance M. McKinney**  
3783 Seago Lane  
Fort Myers, Florida 33901  
Attorney for Personal Representative:  
/s/Lance M. McKinney  
Lance M. McKinney, Attorney  
Florida Bar Number: 882992  
Osterhout & McKinney, P.A.  
3783 Seago Lane, Fort Myers, FL 33901  
Telephone: (239) 939-4888  
Fax: (239) 277-0601  
E-Mail: lancem@omplaw.com  
Secondary E-Mail:  
elizabethw@omplaw.com  
June 5, 12, 2026 26-02126L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25-CP-003224**  
**IN RE: ESTATE OF JOYCE ANN JONES Deceased.**

The administration of the estate of Joyce Ann Jones, deceased, whose date of death was February 11, 2024, 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.

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 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 June 5, 2026.

**Personal Representative:**

**Irvin Dale Jones**  
25651 Carnation Court  
Bonita Springs, Florida 34135  
Attorney for Personal Representative:  
Long H. Duong  
Attorney  
Florida Bar Number: 11857  
11 NW 33rd Court  
Gainesville, FL 32607  
Telephone: (352) 371-2670  
Fax: (866) 440-9154  
E-Mail: long@ldlegal.com  
June 5, 12, 2026 26-02135L

## 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: 2025CA005224**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. KYLE CHRISTOPHER DURHAM A/K/A KYLE DURHAM, et al., Defendant(s).**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on May 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 54, BLOCK 1, COLONIAL TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 4481 Lagg Avenue, Fort Myers, FL 33901

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED  
Dated: 05/29/2026.

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 @ QPWB LAW.COM  
Matter No.: FL-009995-25  
June 5, 12, 2026 26-02081L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 25-CA-006046**

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. RICARDO PEREZ SANTIAGO; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GISELL MARIE IRIZARRY CRUZ; UNKNOWN SPOUSE OF GISELL MARIE IRIZARRY CRUZ; UNKNOWN SPOUSE OF RICARDO PEREZ SANTIAGO; 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 25 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 15 AND 16, BLOCK 5714, CAPE CORAL UNIT 87, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 67 THROUGH 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 1248 NE 41ST STREET, 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 day of 05/27/2026.

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  
25-04720  
June 5, 12, 2026 26-02053L

## 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-000391**  
**CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN SUCCESSOR TRUSTEE OF THE HURST FAMILY TRUST DATED 2/11/2025, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 25-CA-000391 of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein, CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, and, UNKNOWN SUCCESSOR TRUSTEE OF THE HURST FAMILY TRUST DATED 2/11/2025, et al., are Defendants, I will sell to the highest bidder for cash at, WWW.LEE.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the July 23, 2026, the following described property:  
LOTS 79 AND 80, BLOCK 698, CAPE CORAL UNIT 21, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 140 THROUGH 173, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
05/27/2026

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

Submitted by: Karissa Chin-Duncan  
GREENSPOON MARDER, LLP  
100 West Cypress Creek Road  
Trade Centre South, Suite 700  
Fort Lauderdale, FL 33309  
954-491-1120  
(24-002773)  
June 5, 12, 2026 26-02056L

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 25-CA-006795**

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

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated April 23, 2026 and an Order Granting Defendant's Emergency Motion to Cancel foreclosure Sale dated May 28, 2026, entered in Civil Case No.: 25-CA-006795 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2025-1 MORTGAGE LOAN TRUST, Plaintiff, and MAROSESLEGACY, LLC, is Defendant.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 30th day of July, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 76, PINELAKE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 39 AND 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of the court on 06/01/2026.

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  
25-52373  
June 5, 12, 2026 26-02123L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY  
GENERAL JURISDICTION DIVISION  
**CASE NO. 25-CA-006939**

**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. JAKE KOEFOED ROMER, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 7, 2026 in Civil Case No. 25-CA-006939 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Jake Koefoed Romer, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the June 25, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 17, 18, 19, and 20, Block 19, San Carlos Park North Addition, according to the plat thereof as recorded in Plat Book 28, Page 16, inclusive, in the Public Records of Lee County, Florida.  
Address: 17410-17412 Cleveland Dr, Fort Myers, FL 33967

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 06/01/2026.

Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: T Mann  
McCalla Rayment Leibert Pierce, LLP

110 SE 6th Street, Suite 2300  
Fort Lauderdale, FL 33301  
AccountsPayable@mccalla.com  
Counsel of Plaintiff  
25-14782FL  
June 5, 12, 2026 26-02118L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**Case No. 36-2025-CA-004347**

**CMG Mortgage, Inc., Plaintiff, vs. Michele Schochet, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 36-2025-CA-004347 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein CMG Mortgage, Inc. is the Plaintiff and Michele Schochet; Unknown Spouse of Michele Schochet; Marina South Shore Condominium Association, Inc.; Punta Gorda Isles, Section 22 Homeowners' Association, Inc. a/k/a Punta Gorda Isles, Section 22 Homeowners Association, Inc. 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 July 16, 2026, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 41-B, MARINA SOUTH SHORE CONDOMINIUM, PHASE II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGE 278, AS AMENDED FROM TIME TO TIME, AND ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGES 160 THROUGH 166, INCLUSIVE, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.  
TAX ID: 01-43-22-03-00041.0080

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
Dated this 05/27/2026.

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-F01832  
June 5, 12, 2026 26-02051L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**Case No. 25-CA-006042**

**Freedom Mortgage Corporation, Plaintiff, vs. Aurelio Ernesto Saucedo, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-006042 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Aurelio Ernesto Saucedo; Lee County, Florida; United States of America on behalf of the Secretary of Housing and Urban Development; Blanca Alicia Hernandez a/k/a Blanca A. Hernandez 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 June 25, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 15, BLOCK 20, UNIT 5, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 42, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
TAX ID: 28-44-27-L3-05020.015A

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 05/27/2026.

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 # 24-F02111  
June 5, 12, 2026 26-02054L

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION  
**CASE NO.: 25-CA-004862**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1, Plaintiff, v. DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and for Other Relief dated March 30, 2026, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated May 22, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004862, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, DORADA JOINT LLC MARCO, MARCO A. ROSALES TREJO, UNKNOWN TENANT #1 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A ROERNY RAMIREZ, UNKNOWN TENANT #2 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A LINETT RAMIREZ, UNKNOWN TENANT #1 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A KENUR CABRERA and UNKNOWN TENANT #2 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A MARYLAND PENA are the Defendants.

The Clerk of the Court, KEVIN KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 25, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and for Other Relief, to-wit:

PARCEL 3:  
LOT 13, BLOCK 31, UNIT 4, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
INCLUDING THE BUILDINGS, APPURTENANCES, AND FIXTURES LOCATED THEREON.  
Property Address: 3004 47TH STREET W, LEHIGH ACRES, FLORIDA 33971

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
Dated: 05/28/2026

KEVIN C. KARNES, Clerk of Court  
(SEAL) By: E Wandler  
Deputy Clerk

HOWARD LAW  
902 Clint Moore Road, Suite 220  
Boca Raton, FL 33487  
Phone: (954) 893-7874  
Fax: (888) 235-0017  
E-Mail: Pleadings@HowardLaw.com  
Counsel for Plaintiff  
25-00044-1  
June 5, 12, 2026 26-02062L

--- ACTIONS / SALES ---

FIRST INSERTION

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

GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-005912

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JANINA RYGALA A/K/A JANINA E. RYGALA A/K/A JANINA STANIEWSKI, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 9, 2026 in Civil Case No. 25-CA-005912 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Janina Rygala a/k/a Janina E. Rygala a/k/a Janina Staniewski, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the June 25, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 282, Botánica Lakes - Plat One Replat, according to the plat thereof, as recorded under Instrument Number 2007000256603, of the Public Records of Lee County, Florida. Address: 10532 Carolina Willow Dr, Fort Myers, FL 33913

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 06/01/2026.

Deputy Clerk

CLERK OF THE CIRCUIT COURT

Kevin C. Karnes

As Clerk of the Court (SEAL) BY: T Mann

McCalla Raymer Leibert Pierce, LLP

110 SE 6th Street,

Suite 2300

Fort Lauderdale, FL 33301

AccountsPayable@mccalla.com

Counsel of Plaintiff

25-12233FL

June 5, 12, 2026 26-02124L

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. 22-CA-003861

Division I

**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. GREGORY L. DOYLE A/K/A GREGORY DOYLE, CENTRAL PACIFIC BANK; UNKNOWN SPOUSE OF GREGORY L. DOYLE A/K/A GREGORY DOYLE; SUNCOAST CREDIT UNION, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 20, 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:

LOT 15, BLOCK 51, UNIT 5 SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST OF THAT CERTAIN SUBDIVISION KNOWN AS LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF LEE COUNTY, FLORIDA IN PLAT BOOK 15, PAGE 98.

and commonly known as: 2808 34TH ST SW, LEHIGH ACRES, FL 33976; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [X] www.lee.realforeclose.com on July 16, 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 06/01/2026.

Clerk of the Circuit Court

Kevin C. Karnes

(SEAL) BY: T Mann

Deputy Clerk

Joseph Paggi

(813) 229-0900 x

Kass Shuler, P.A.

1604 N. Marion St.

Tampa, FL 33602

ForeclosureService@kasslaw.com

011150/2219336/CMP

June 5, 12, 2026 26-02122L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-002659

**HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF FIRST NLC TRUST 2007-1 MORTGAGE-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. CHRISANDRA K. POINDEXTER AND DAVID JILES A/K/A DAVID L. JILES, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 27, 2026, and entered in 25-CA-002659 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF FIRST NLC TRUST 2007-1 MORTGAGE-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and CHRISANDRA K. POINDEXTER; DAVID JILES A/K/A DAVID L. JILES 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 25, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, IN BLOCK B, OF SUNNY ACRES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 4953 HOWARD ST, FORT 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 this day of 05/28/2026.

Kevin C. Karnes

As Clerk of the Court (SEAL) By: E Windler

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

25-279182 - MaM

June 5, 12, 2026 26-02060L

FIRST INSERTION

**CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
Case No. 2025CA007100  
Honorable Judge: LABODA,

**ALANE CHERYL PLANET HOME LENDING, LLC Plaintiff, vs. MAI XAI VANG; UNKNOWN SPOUSE OF MAI XAI VANG; TOWNHOMES AT PORTICO HOMEOWNERS ASSOCIATION, INC.; PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;**

**Defendants,** NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 21, 2026, in the above-styled cause, I, Kevin Karnes, Clerk of the Circuit Court of Lee County, will sell to the highest and best bidder for cash online at www.lee.realforeclose.com at 9:00 A.M. on July 23, 2026, the following described property:

LOT 179, PORTICO PHASE IIIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN INSTRUMENT NUMBER 2021000005974, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL ID: 34-43-26-L4-09000.1790

COMMONLY KNOWN AS: 14454 Cantabria Drive, Fort 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated this 06/01/2026.

Kevin Karnes, Clerk of Circuit Court

(SEAL) BY: T Mann

Deputy Clerk of Court

MATTHEW T. WASINGER, ESQ.

WASINGER LAW OFFICE, PLLC

605 E. ROBINSON ST. SUITE 730

ORLANDO, FL 32801

MATTW@WASINGERLAWOFFICE.COM

/s/ Matthew T. Wasinger

Matthew T. Wasinger, Esquire

Fla. Bar No.: 0057873

Attorney for Plaintiff

Service: mattw@wasingerlawoffice.com

June 5, 12, 2026 26-02097L

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTION  
CASE NO. 2026-CA-000371

**RONALD L. DAVIS Plaintiff, vs. DONNA BOLEMAN, if living, and if Deceased, THE UNKNOWN HEIRS, DEWISEES and BENEFICIARIES OF DONNA BOLEMAN, WOODROW BOLEMAN, if living, and if Deceased, THE UNKNOWN HEIRS, DEWISEES and BENEFICIARIES OF WOODROW BOLEMAN, BEACON SQUARE HOMEOWNERS ASSOCIATION, INC. and UNKNOWN TENANTS IN POSSESSION, Defendants.**

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 27th day of May, 2026, in Civil Action No. 2026-CA-000371, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which DONNA BOLEMAN, if living, and if Deceased, THE UNKNOWN HEIRS, DEWISEES and BENEFICIARIES OF DONNA BOLEMAN, WOODROW BOLEMAN, if living, and if Deceased, THE UNKNOWN HEIRS, DEWISEES and BENEFICIARIES OF WOODROW BOLEMAN, BEACON SQUARE HOMEOWNERS ASSOCIATION, INC. and UNKNOWN TENANTS IN POSSESSION, are the Defendants, RONALD L. DAVIS, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 25th of June, 2026 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Unit 21-72B of Beacon Square an unrecorded subdivision lying in Section 5, Township 45 South, Range 27 East, Lee County, Florida; said unit being more particularly described as follows: Commencing at the point of intersection of the centerlines of Laurel Park Drive Southeast and Palm Boulevard as shown on the plat of Laurelwood, as recorded in Plat Book 33, Page 62, of the Public Records of said Lee County. Thence South 35°33'22" West, (bearings are based on said record plat), along said centerline of Palm Boulevard for a distance of 166.90 feet, to the Point of Intersection of said centerline of Palm Boulevard and the prolongation of the Southwest Right-of-Way line of Beaconshire Boulevard (as recorded in O.R.B.

10431 New Bedford Court, Lehigh Acres, FL 33936  
Dated this 27 day of May, 2026.  
KEVIN C. KARNES,  
CLERK OF COURT  
(SEAL) BY: N Wright-Angad  
Deputy Clerk

1689, Page 3870 of the Public Records of said Lee County); Thence North 59°08'47" West, along said prolonged Right-of-Way line, a distance of 40.14 feet to the Point of Intersection of the Southwest Right-of-Way line of Beaconshire Boulevard and Northwest Right-of-Way line of Palm Boulevard Southeast; Thence South 35°33'22" West, leaving said Point of Intersection and proceeding along the said Right-of-Way line of said Palm Boulevard, a distance of 195.55 feet; Thence North 55°24'45" West, leaving said Right-of-Way of Palm Boulevard, a distance of 30.07 feet; Thence South 34°35'15" West, a distance of 26.17 feet; Thence North 55°24'45" West, a distance of 13.67 feet to the Point of Beginning of the unit herein described:

Thence continuing North 55°24'45" West, a distance of 4.00 feet to the outside of an outside corner of a framed wall; Thence continuing North 55°24'45" West along the outside of said wall a distance of 4.67 feet to the Point of Intersection of the outside of the inside corner of a framed wall and the centerline of the common wall separating Unit 21-72B and Unit 21-71D; Thence continuing North 55°24'45" West leaving said Point of Intersection and proceeding along said centerline of said common wall a distance of 24.83 feet to the Point of Intersection of the end of said centerline of said common wall and the outside of the inside corner of a framed wall; Thence North 10°24'11" West, leaving said Point of Intersection, a distance of 4.24 feet; Thence North 55°24'45" West, a distance of 14.33 feet; Thence South 34°35'15" West, a distance of 37.83 feet; Thence South 55°24'45" East, a distance of 50.83 feet; Thence North 34°35'15" East, a distance of 34.83 feet, returning to the Point of Beginning.

10431 New Bedford Court, Lehigh Acres, FL 33936  
Dated this 27 day of May, 2026.  
KEVIN C. KARNES,  
CLERK OF COURT  
(SEAL) BY: N Wright-Angad  
Deputy Clerk

M. Brian Cheffer,  
Attorney for Plaintiff,  
Cheffer & Hagan, P.A.,  
2120 McGregor Boulevard,  
Fort Myers, FL 33901,  
239-334-1381  
June 5, 12, 2026 26-02058L

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. 2017-CA-003958

**SUNCOAST CREDIT UNION Plaintiff, THE KNOWN AND UNKNOWN BENEFICIARIES OF THE ESTATE OF ALICE HARRIS WASHINGTON A/K/A ALICE D. HARRIS, DECEASED; BENNY LEE WASHINGTON; 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 July 23, 2026, that certain parcel of real property situated in Lee County, Florida, described as follows:

A copy of the legal description is attached hereto as Exhibit "A".

EXHIBIT A  
SITUATED IN THE COUNTY OF LEE AND STATE OF FLORIDA:  
WESTERLY 63.5 FEET: FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA. RUN SOUTH 0 DEGREE 14 MINUTES 0 SECOND EAST FOR 403.81 FEET ALONG THE WEST LINE OF SAID SECTION 25, THENCE RUN NORTH 89 DEGREES 20 MINUTES 30 SECONDS EAST FOR 411 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 20 MINUTES 30 SECONDS EAST FOR 127 FEET, THENCE SOUTH 0 DEGREE 14 MINUTES 0 SECOND EAST FOR 127 FEET, THENCE SOUTH 89 DEGREES 20 MINUTES 30 SECONDS WEST FOR 127 FEET, THENCE NORTH 0 DEGREE 14 MINUTES 0 SECOND WEST FOR 127 FEET TO THE POINT OF BEGINNING.

AND ALSO  
THE EAST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 27 EAST, RUN SOUTH 0 DEGREES 14 MINUTES 0 SECOND EAST ALONG THE WEST LINE OF SECTION 25 A DISTANCE OF 403.81; THENCE NORTH 89 DEGREES 20 MINUTES 30 SECONDS EAST, 284 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 20 MINUTES 30 SECONDS EAST 127 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 0 SECOND EAST 127 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 0 SECOND EAST 127 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 0 SECOND WEST 127 FEET TO THE POINT OF BEGINNING. ALSO BEING SHOWN AS LOT 13 OF SURVEY PLAT, DIVISION OF REGIN PROPERTY, PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH OF CHARLESTON PARK, SECTION 25, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY FLORIDA, AS SHOWN ON CARL E. JOHNSON SURVEY PLAT DATED JULY 1961.

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 05/27/2026  
KEVIN KARNES, CLERK  
Circuit Court of Lee County  
(SEAL) BY: N Wright-Angad  
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  
June 5, 12, 2026 26-02057L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY  
FLORIDA  
25-CA-005063

**CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. PATRICK JAY BROWN, JR. A/K/A PATRICK JAY BROWN; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 27, 2026 in Civil Case No. 25-CA-005063, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and PATRICK JAY BROWN, JR. A/K/A PATRICK JAY BROWN is the Defendant.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on July 30, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
LOTS 37 AND 38, BLOCK 5576, CAPE CORAL UNIT 84, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 30 THROUGH 48, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of the court on 05/29/2026.

CLERK OF THE COURT

Kevin C. Karnes

(SEAL) BY: T Mann

Deputy Clerk

ALDRIDGE PITE, LLP

Attorney for Plaintiff

401 W. Linton Blvd.

Suite 202-B

Delray Beach, FL 33444

Telephone: 561-392-6391

Facsimile: 561-392-6965

Primary E-Mail: ServiceMail@aldridgepite.com

1133-3820B  
June 5, 12, 2026 26-02094L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-005725

**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. LACY J SMITH A/K/A LACY SMITH A/K/A LACY J KAY, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 9, 2026 in Civil Case No. 25-CA-005725 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Lacy J Smith a/k/a Lacy Smith a/k/a Lacy J Kay, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the June 25, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

East 1/2 of Lot 1, Block 27, Unit 7, Lehigh Acres, Section 35, Township 44 South, Range 27 East, Lehigh Acres, according to the plat thereof recorded in Plat Book 15, Page 52, and Deed Book 254, Page 30, of the Public Records of Lee County, Florida. Address: 2502 E 3rd St, 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 before the clerk reports the surplus as unclaimed.

Dated this 06/01/2026.

Deputy Clerk

CLERK OF THE CIRCUIT COURT

Kevin C. Karnes

As Clerk of the Court (SEAL) BY: T Mann

McCalla Raymer Leibert Pierce, LLP

110 SE 6th Street, Suite 2300

Fort Lauderdale, FL 33301

AccountsPayable@mccalla.com

Counsel of Plaintiff

25-13318FL  
June 5, 12, 2026 26-02119L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 24-CA-005663

**SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS, Plaintiff, vs. KEVIN BENNETT A/K/A KEVIN D. BENNETT, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 27, 2026 in Civil Case No. 24-CA-005663 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS is Plaintiff and Kevin Bennett a/k/a Kevin D. Bennett, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the June 25, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 17 and 18, Block 2783, Unit 40, Cape Coral Subdivision, according to the plat thereof as recorded in Plat Book 17, Pages 81 through 97, inclusive, of the Public Records of Lee County, Florida. Address: 204 NW 28th 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 before the clerk reports the surplus as unclaimed.

Dated this 06/01/2026.

Deputy Clerk

CLERK OF THE CIRCUIT COURT

Kevin C. Karnes

As Clerk of the Court (SEAL) BY: T Mann

McCalla Raymer Leibert Pierce, LLP

110 SE 6th Street, Suite 2300

Fort Lauderdale, FL 33301

## --- ACTIONS / SALES ---

## FIRST INSERTION

## NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL ACTION  
CASE NO.: 2025-CA-003466

NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.  
AUSTIN BARELA, et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 6, 2026, and entered in Case No. 2025-CA-003466 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Austin Barela; INS Home Buyers, Inc.; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 25 day of June, 2026, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 47 AND 48, BLOCK 4242, CAPE CORAL, UNIT 60, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 154 THROUGH 169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 1508 NW 37TH AVE  
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 before the Clerk reports the surplus as unclaimed.

Dated in Lee County, Florida this day of 05/27/2026,

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

Albertelli Law  
Attorney for Plaintiff  
P.O. Box 23028  
Tampa, FL 33623  
(813) 221-4743  
(813) 221-9171 facsimile  
eService: servealaw@albertellilaw.com  
IN - 25-007660  
June 5, 12, 2026 26-02055L

## FIRST INSERTION

## NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

GENERAL JURISDICTION  
DIVISION  
CASE NO. 26-CA-001290

LAKEVIEW LOAN SERVICING,  
LLC,  
Plaintiff, vs.  
DANIEL CALERO TABOADA, et al.  
Defendant(s).

TO: DANIEL CALERO TABOADA, UNKNOWN SPOUSE OF DANIEL CALERO TABOADA, whose last known residences are: 1412 FITCH AVE, LEHIGH ACRES, FL 33972; and 2405 W 4TH CT, HIALEAH, FL 33010-1456

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 6, BLOCK 26, LEHIGH ACRES, UNIT 9, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 29th day of May, 2026.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: K Harris  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-338686  
June 5, 12, 2026 26-02114L

## FIRST INSERTION

## NOTICE OF TRUSTEE'S SALE

Sanibel Beach Club / Pursuant to Section 721.855, Florida Statutes, on June 26, 2026 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 23, 2021, in Instrument Number 2021000133619, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Sanibel Beach Club, recorded in Official Records Book 1146, at Page 2083, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any junior interest holder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraph.

DATED: June 2, 2026 By: Harry Klausner, Esq., as Trustee  
EXHIBIT "A" - Legal Description of property being foreclosed: Unit Week (see below) in Condominium Parcel Letter (see below) in Building Number (see below) and its undivided share of the common elements of Sanibel Beach Club, a condominium, according to the Declaration of Condominium and exhibits thereof, as recorded in Official

Records Book 1146, beginning at Page 2083, and as amended in Official Records Book 1178, Page 1213, and Official Records Book 1178, page 1216, as to Phase I; as recorded in Official Records Book 1146, beginning at Page 2154, and as amended in Official Records Book 1178, Page 1218, as to Phase II; as recorded in Official Records Book 1144, beginning at Page 1340, and as amended in Official Records Book 1146, Page 2080, as to Phase III; as recorded in Official Records Book 1251, beginning at Page 1746, as to Phase IV; and as amended in Official Records Book 2034, beginning at Page 4528, and as amended in Official Records Book 2499, Page 2487, and as amended in Official Records Book 2578, Page 2964, and as amended in Instrument Number 2007000267272, as to all Phases, all of the Public Records of Lee County, Florida and all further amendments thereto, if any.  
Owner(s)-Obligor(s)\*\*\* / Unit Week Description / Default Date / Instr # Lien / Lien Amount / Daily Per Diem of Lien Amount / Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address  
Kathleen M. Wade / Unit Week 32 Condominium Parcel Letter B Building Number 3 (reforeclosure due to error in prior legal description) / February 1, 2024 / 2025000287119 / \$2,153.97 / \$1.44 / \$4,365.89 / 190 Reeder Dr Butler OH 44822  
Sunshare, Inc., a dissolved MN Corporation / Unit Week 19 & 20 Condominium Parcel Letter C Building Number 5 / February 1, 2025 / 2025000287119 / \$4,736.74 / \$2.91 / \$7,316.79 / 342 Fifth Ave No, Suite 100 Bayport MN 55003  
Jane M. Southwick / Unit Week 39 Condominium Parcel Letter C Building Number 1 and Unit Week 38 Condominium Parcel Letter C Building Number 3 / February 1, 2025 / 2025000287119 / \$4,782.74 / \$2.94 / \$7,369.34 / 5597 Trellis Ln Fort Myers FL 33919-2737  
Michael D. Mazur / Unit Week 38 Condominium Parcel Letter D Building Number 8 / February 1, 2025 / 2025000287119 / \$2,636.29 / \$1.71 / \$4,916.96 / 4525 New Texas Rd Pittsburg PA 15239  
\*\*\*if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)  
June 5, 12, 2026 26-02131L

## FIRST INSERTION

## NOTICE OF FORECLOSURE SALE

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

CASE NO.: 25-CA-006205

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST

2023-4,  
Plaintiff, vs.

AMANDA BOOTS A/K/A AMANDA A. BOOTS; UNKNOWN SPOUSE OF AMANDA BOOTS A/K/A AMANDA A. BOOTS; THE VILLAGE OF CEDARBEND HOMEOWNERS 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 27, 2026 nunc pro tunc May 21, 2026, entered in Civil Case No.: 25-CA-006205 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-4, Plaintiff, and AMANDA BOOTS A/K/A AMANDA A. BOOTS; THE VILLAGE OF CEDARBEND HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A PARKER LINGELBACH, are Defendants.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 25th day of June, 2026, the following described real property as set forth in said Judgment, to wit:

SEE EXHIBIT 'A' - LEGAL DESCRIPTION  
EXHIBIT 'A' - LEGAL DESCRIPTION  
UNIT NO. 4, BUILDING 5235, PHASE I, THE VILLAGE OF CEDARBEND, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF THE VILLAGE OF CEDARBEND, LOCATED IN THE SOUTHEAST QUARTER (SOUTHEAST 1/4) OF THE SOUTHWEST QUARTER (SOUTHWEST 1/4) OF SECTION 2, AND THE NORTHEAST QUARTER

(NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SECTION 11, ALL IN TOWNSHIP 45 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NORTHWEST 1/4) OF SAID SECTION 11; THENCE RUN NORTH 89 DEGREES 00 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 11 FOR 1021.51 FEET; THENCE RUN SOUTH 31 DEGREES 09 MINUTES 32 SECONDS WEST FOR 189.50 FEET; THENCE RUN NORTH 58 DEGREES 50 MINUTES 28 SECONDS WEST FOR 73.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 31 DEGREES 09 MINUTES 32 SECONDS EAST FOR 36.66 FEET; THENCE RUN SOUTH 58 DEGREES 50 MINUTES 28 SECONDS EAST FOR 31.33 FEET; THENCE RUN SOUTH 31 DEGREES 09 MINUTES 32 SECONDS WEST FOR 36.66 FEET; THENCE RUN NORTH 58 DEGREES 50 MINUTES 28 SECONDS WEST FOR 31.33 FEET TO THE POINT OF BEGINNING.

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 05/29/2026.

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

Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701 West Hillsboro Boulevard,  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030;  
Facsimile: (954) 420-5187  
25-52454  
June 5, 12, 2026 26-02082L

## FIRST INSERTION

## NOTICE OF ACTION

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

CIVIL DIVISION  
CASE NO.: 25-CA-006940

CROSSCOUNTRY MORTGAGE, LLC  
PLAINTIFF, VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT H. MURPHY, ET AL.,  
DEFENDANT(S).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT H. MURPHY  
Last Known Address: 1714 PARK MEADOWS DR 2, Fort Myers, FL 33907  
Current Residence: UNKNOWN

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

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN LEE COUNTY, FLORIDA:

BUILDING NO. 1714, TOWNHOUSE NO. 2, PARK WOODS TOWNHOUSE COMMUNITY, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, RUN S 01° 44' 48" E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) FOR 330.55 FEET TO A POINT OF INTERSECTION OF SAID WEST LINE AND THE CENTERLINE EXTENDED OF PARK MEADOWS DRIVE; THENCE N 88° 56' 58" E ALONG SAID CENTERLINE FOR 510.75 FEET; THENCE S 1° 03' 02" E FOR 269.67 FEET; THENCE S 88°

56° 58' W FOR 84.33 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N 88° 56' 58" E FOR 36.33 FEET; THENCE S 01° 03' 02" E FOR 31.00 FEET; THENCE S 88° 56' 58" W FOR 36.33 FEET; THENCE N 1° 03' 02" W FOR 31.00 FEET TO THE POINT OF BEGINNING. BEARINGS ARE FROM PLAT OF UNIT NO. 6, PINE MANOR, PLAT BOOK 12, PAGE 82.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, within 30 days after the first publication of this Notice in the Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 28th day of May, 2026.

KEVIN C. KARNES  
As Clerk of Court  
(SEAL) BY: K Harris  
As Deputy Clerk  
MILLER, GEORGE & SUGGS, PLLC,  
Attorney for Plaintiff,  
600 West Hillsboro Boulevard,  
Suite 600,  
Deerfield Beach, FL 33441  
24FL935-0179  
June 5, 12, 2026 26-02075L

## FIRST INSERTION

## NOTICE OF SALE

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

CIVIL ACTION  
CASE NO. 2025-CA-004606

SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation,  
Plaintiff, vs.

CHRISTOPHER JOHN BLAUVELT, SR., DENA MARIE

GALYEAN-BLAUVELT, DAWN MARIE BLAUVELT, a/k/a DAWN MARIE BARBOUR, THE MOODY RIVER ESTATES COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation, THE UNITED STATES OF AMERICA on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF CHRISTOPHER JOHN BLAUVELT, SR., and UNKNOWN TENANTS IN POSSESSION,  
Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 8th day of December, 2025, in Civil Action No. 2025-CA-004606, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which CHRISTOPHER JOHN BLAUVELT, SR., DENA MARIA GALYEAN-BLAUVELT, DAWN MARIE BLAUVELT a/k/a DAWN MARIE BARBOUR, THE MOODY RIVER ESTATES COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation, THE UNITED STATES OF AMERI-

## FIRST INSERTION

## CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45

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

CASE NO. 25-CA-006555  
Honorable Judge: COHEN, KYLE SCOTT

PLANET HOME LENDING, LLC  
Plaintiff, vs.

ANTOINE SERGE MARDY; UNKNOWN SPOUSE OF ANTOINE SERGE MARDY; MARGUERITE CHARLES; LEE COUNTY BOARD OF COUNTY COMMISSIONERS; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;  
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 21, 2026, in the above-styled cause, I, Kevin Karnes, Clerk of the Circuit Court of Lee County, will sell to the highest and best bidder for cash online at www.lee.realforeclose.com at 9:00 A.M. on July 23, 2026, the following described property:

BEGINNING AT SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE RUN NORTH A DISTANCE OF 25 FEET; THENCE RUN EAST A DISTANCE OF 180 FEET; THENCE RUN NORTH A DISTANCE OF 2000 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN

## 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-001970

GOLDFISH CAPITAL, LLC  
Plaintiff, vs.

PRO BUILDERS PLUS LLC, RAYMOND R. SUPRENARD, HENRY CREEK HOMEOWNERS ASSOCIATION, INC., & UNKNOWN TENANT,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 6, 2026, and entered in 25-CA-001970 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein GOLDFISH CAPITAL LLC is the Plaintiff and PRO BUILDERS PLUS LLC, and RAYMOND R. SUPRENARD, et al, are the Defendants. 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 9:00 AM, on July 9th, 2026, the following described property as set forth in said Final Judgment, to wit:

A tract or parcel of land being a part of Lot 4, Black "A", Hendry Creek Subdivision, as recorded in Plat Book 32, Page 31, Public Records of Lee County, Florida, said tract or parcel is further described as follows:

Begin at the Northwest corner of said Lot 4; thence run along a curve to the left and along the Northerly line of said Lot 4, for 51.84 feet to the Northeastly corner of said Lot 4; thence run South 21 degree 37 feet 42

CAN on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF CHRISTOPHER JOHN BLAUVELT, SR., and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 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:

Lot 81, Moody River Estates Unit Five, according to the plat thereof recorded in Instrument No. 2006000170545, of the Public Records of Lee County, Florida. 12635 Blue Banyon Court, North Fort Myes, FL 33903

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

Dated this 1 day of June, 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  
June 5, 12, 2026 26-02125L

## FIRST INSERTION

CONVEYED; THENCE CONTINUE RUNNING NORTH A DISTANCE OF 80 FEET; THENCE RUN WEST A DISTANCE OF 180 FEET, THENCE RUN SOUTH A DISTANCE OF 80 FEET; THENCE RUN EAST A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED.

THE SAME BEING LOT 26 OF COLLIER AND RUPERT'S UNRECORDED PLAT. SUBJECT ALSO TO A 25-FEET ROAD RIGHT-OF-WAY OF THE WESTERN SIDE OF SAID LOT.

PARCEL ID: 26-43-24-02-00026.0000  
COMMONLY KNOWN AS: 2935 Winona Drive, North Fort Myers, FL 33917

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 06/01/2026.  
Kevin Karnes, Clerk of Circuit Court  
(SEAL) By: T Mann  
Deputy Clerk of Court

/s/ Matthew T. Wasinger  
Matthew T. Wasinger, Esquire  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
Service:  
mattw@wasingerlawoffice.com  
June 5, 12, 2026 26-02098L

inches East, along the Easterly line of aid Lot 4 for 270.00 feet; thence South 40 degree 10 feet 30 inches West, for 94.98 feet; thence run South 11 degrees 44 feet 06 inches West, for 26 feet more or less to the shore line of the East Fork of the Hendry Creek; thence run Northwesterly along the meanders of said shore line to its intersection with the Westerly line of Lot 4; thence run North 05 degree 07 feet 42 inches West, along said Westerly line for 325 feet more or less to the Point of Beginning.

Parcel ID: 35-45-24-04-0000A 0040  
Property address: 7215 Hendry Creek Drive, Ft. Meyers, FL 33431

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 8th day of May, 2026.  
05/28/2026

Kevin C. Karnes  
(SEAL) By: E Windler, DC  
FRIEDMAN, ROSENWASSER & GOLDBAUM, P.A.  
Attorneys for Plaintiff Goldfish Capital, LLC  
5550 Glades Rd, #500  
Boca Raton, FL 33431  
Tel: 561.395.5511  
Email: goldboca@aol.com  
By: /s/ KEITH A. GOLDBAUM,  
ESQUIRE  
FBN 0475637  
June 5, 12, 2026 26-02080L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA**  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 25-CA-004862**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1, Plaintiff, v. DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and for Other Relief dated March 30, 2026, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated May 22, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004862, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and DORADA JOINT VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, DORADA JOINT LLC MARCO, MARCO A. ROSALES TREJO, UNKNOWN TENANT #1 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A ROERNY RAMIREZ, UNKNOWN TENANT #2 IN 208 GENOA AVE. S, LEHIGH ACRES, FL 33974 N/K/A LINETT RAMIREZ, UNKNOWN TENANT #1 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A KENUR CABRERA and UNKNOWN TENANT #2 IN 3004 47TH ST. W, LEHIGH ACRES, FL 33971 N/K/A MARYLAND PENA are the Defendants.

The Clerk of the Court, KEVIN KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 25, 2026, at electronic sale beginning at 9:00 AM, at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

PARCEL 2:  
LOT 5, BLOCK 49, UNIT 9, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 178, PUBLIC RECORDS OF LEE COUNTY, FLORIDA INCLUDING THE BUILDINGS, APPURTENANCES, AND FIXTURES LOCATED THEREON.

Property Address: 210 GENOA AVENUE S., LEHIGH ACRES, FLORIDA 33974  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated: 05/28/2026  
KEVIN C. KARNES, Clerk of Court (SEAL) By: E Windler Deputy Clerk

HOWARD LAW  
902 Clint Moore Road, Suite 220  
Boca Raton, FL 33487  
Phone: (954) 893-7874  
Fax: (888) 235-0017  
E-Mail: [Pleadings@HowardLaw.com](mailto:Pleadings@HowardLaw.com)  
Counsel for Plaintiff  
25-000444-1  
June 5, 12, 2026 26-02063L

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION**  
**CASE NO. 25-CA-002387**  
**LOANDEPOT.COM, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONALD EDWARD TAYLOR, DECEASED; ET AL Defendant(s)**

To the following Defendant(s):  
BRANDON MICHAEL PEACE (LAST KNOWN ADDRESS)  
240 SPRING AVE  
SHEPHERD TX 77371  
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONNA TAYLOR, DECEASED (RESIDENCE UNKNOWN)

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

LOTS 67 AND 68, BLOCK 3813, UNIT 52, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 49 THROUGH 63, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
a/k/a 1014 NORTHWEST 18TH AVENUE, CAPE CORAL, FLORIDA 33993

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 27 day of May, 2026.

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

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
[notice@kahaneandassociates.com](mailto:notice@kahaneandassociates.com)  
File No.: 25-00100 LND  
V1.20140101  
June 5, 12, 2026 26-02112L

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**CASE NO. 26CA-000563**  
**BANK OZK Plaintiff, vs. MELISSA L. COBURN Defendant.**

TO: MELISSA L. COBURN  
Last Known Address: 18590 Matt Road North Fort Myers, FL 33917

YOU ARE NOTIFIED that an action for damages and writ of possession has been filed against you in Lee County, Florida and you are required to serve a copy of the written defenses, if any to it on CHRISTOPHER Y. MILLS, ESQ., the plaintiff's attorney, whose address is MILLS, 560 Village Blvd, Suite 260, West Palm Beach, Florida, 33409,

pleadings@mills.legal, on or before July 8, 2026 and file the original document with the clerk of the court located at 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901 otherwise a default will be entered against for the relief demanded in the complaint and petition.

WITNESS my hand and the seal of this Court on this 29th day of May, 2026.

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

CHRISTOPHER Y. MILLS, ESQ., the plaintiff's attorney,  
MILLS, 560 Village Blvd, Suite 260,  
West Palm Beach, Florida, 33409,  
[pleadings@mills.legal](mailto:pleadings@mills.legal)  
June 5, 12, 19, 26, 2026 26-02076L

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

Sanibel Beach Club / STATE OF FLORIDA, COUNTY OF LEE Pursuant to Section 721.855, Florida Statutes, Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1146, at Page 2083, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Sanibel Beach Club Condominium Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you

with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form provided to you by mail, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the undersigned trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated: June 2, 2026  
By: Harry Klausner, Esq., as Trustee EXHIBIT "A" - Legal Description of Property being foreclosed:  
Unit Week (see below) in Condominium Parcel Letter (see below) in Building Number (see below) and its undivided share of the common elements of Sanibel Beach Club, a condominium, according to the Declaration of Condominium and exhibits thereof, as recorded in Official Records Book 1146, beginning at Page 2083, and as amended in Official Records Book 1178, Page 1213, and Official Records Book 1178, Page 1216, as to Phase I; as recorded in Official Records Book 1146, beginning at Page 2154, and as amended in Official Records Book 1178, Page 1218, as to Phase II; as recorded in Official Records Book 1144, beginning at Page 1340, and as amended in

Official Records Book 1146, Page 2080, as to Phase III; as recorded in Official Records Book 1251, beginning at Page 1746, as to Phase IV; and as amended in Official Records Book 2034, beginning at Page 4528, and as amended in Official Records Book 2499, Page 2487, and as amended in Official Records Book 2578, Page 2964, and as amended in Instrument Number 2007000267272, as to all Phases, all of the Public Records of Lee County, Florida and all further amendments thereto, if any.  
Owner(s)-Obligor(s)\*\*\*/ Unit Week Description / Default Date / Instr # Lien / Lien Amount / Daily Per Diem of Lien Amount / Current Amount owed under lien including costs, attorney fees and any additional maintenance fees / Last known mailing address

Kathleen M. Wade / Unit Week 32 Condominium Parcel Letter B Building Number 3 (reforeclosure due to error in prior legal description) / February 1, 2024 / 2025000287119 / \$2,153.97 / \$1.44 / \$4,365.89 / 190 Reeder Dr Butler OH 44822

Sunshare, Inc., a dissolved MN Corporation / Unit Week 19 & 20 Condominium Parcel Letter C Building Number 5 / February 1, 2025 / 2025000287119 / \$4,736.74 / \$2.91 / \$7,316.79 / 342 Fifth Ave No, Suite 100 Bayport MN 55003

Jane M. Southwick / Unit Week 39 Condominium Parcel Letter C Building Number 1 and Unit Week 38 Condominium Parcel Letter C Building Number 3 / February 1, 2025 / 2025000287119 / \$4,782.74 / \$2.94 / \$7,369.34 / 5597 Trellis Ln Fort Myers FL 33919-2737

Michael D. Mazur / Unit Week 38 Condominium Parcel Letter D Building Number 8 / February 1, 2025 / 2025000287119 / \$2,636.29 / \$1.71 / \$4,916.96 / 4525 New Texas Rd Pittsburg PA 15239

\*\*\*if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s)

June 5, 12, 2026 26-02130L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**25-CA-005293**  
**PHH MORTGAGE CORPORATION, Plaintiff, vs. THELMA HUNTER; UNKNOWN SPOUSE OF THELMA HUNTER; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 20, 2026 in Civil Case No. 25-CA-005293, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and THELMA HUNTER; UNKNOWN SPOUSE OF THELMA HUNTER; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) on July 16, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
FROM THE NE CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUN S. 89°41'30" W. ALONG THE N. LINE OF SAID SECTION 30 FOR 688.86' TO A POINT OF CURVATURE; THENCE RUN W'LY, SW'LY AND S'LY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25' FOR 39.25' (CHORD BEARING S. 44°42'50" CHORD DISTANCE 35.34') TO A POINT OF TANGENCY ON THE E. LINE OF A ROADWAY EASEMENT 60' WIDE; THENCE

RUN S. 0°15'40" E. ALONG SAID E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 505.02' TO A POINT OF CURVATURE; THENCE RUN SW'LY ALONG THE S'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 85' TO 133.36' TO A POINT OF REVERSE CURVATURE; THENCE RUN W'LY, SW'LY AND S'LY ALONG THE S'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25.21' FOR 39.55' TO A POINT OF TANGENCY; THENCE RUN S. 0°15'40" E. ALONG THE E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 134.30' TO A POINT OF CURVATURE; THENCE RUN S'LY, S'LY AND E'LY ALONG THE N'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25' FOR 39.32' TO A POINT OF TANGENCY; THENCE RUN N. 89°38'00" E. ALONG THE N. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 379.79' TO A POINT OF CURVATURE; THENCE RUN S'LY ALONG THE N'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 85' FOR 133.67' TO A POINT OF TANGENCY; THENCE RUN S. 0°15'40" E. ALONG THE E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 21.61' TO THE P.O.B. OF THE LANDS HEREIN DESCRIBED; FROM SAID P.O.B. CONTINUE S. 0°15'40" E. ALONG SAID E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 70'; THENCE RUN N. 89°44'20" E. FOR 120'; THENCE RUN N. 0°15'40" W. ALONG THE E.

LINE OF A DRAINAGE AND PUBLIC UTILITY EASEMENT 10' WIDE FOR 70' ; THENCE RUN S. 89°44'20" W. FOR 120' TO THE P.O.B. (BEING LOT 19, IN HIGHLANDS SOUTH, UNRECORDED NE 1/4 OF NE 1/4 SECTION 30, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.) LESS AND EXCEPT ROAD RIGHT-OF-WAY. SUBJECT TO THE HEREIN-ABOVE MENTIONED DRAINAGE AND PUBLIC UTILITY EASEMENT 10' WIDE. SUBJECT TO AN EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES LYING OVER AND ACROSS THE S. 6' OF THE HEREINABOVE DESCRIBED PARCEL TOGETHER WITH THE HEREIN DESCRIBED ROADWAY EASEMENT 60' WIDE, FOR INGRESS AND EGRESS, EXTENDING FROM THE S. LINE OF CANAL STREET TO THE S. LINE OF THE HEREINABOVE DESCRIBED PARCEL. BEARINGS ARE FROM ASSUMING THE E. LINE OF SECTION 30 AS N. 0°15'00" W. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

WITNESS my hand and the seal of the court on 05/29/2026.

CLERK OF THE COURT  
Kevin C. Karnes (SEAL) T Mann Deputy Clerk

ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
401 W. Linton Blvd.  
Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Primary E-Mail:  
[ServiceMail@aldridgepite.com](mailto:ServiceMail@aldridgepite.com)  
1395-1477B  
June 5, 12, 2026 26-02083L

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 25-CA-006988**  
**PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. OPHELIA DARNEL MCDONALD; UNITED STATES OF AMERICA; AQUA FINANCE, INC.; THE UNKNOWN SPOUSE OF OPHELIA DARNEL MCDONALD; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).**

TO: OPHELIA DARNEL MCDONALD  
LAST KNOWN ADDRESS: 133 OCEAN PARK DRIVE, LEHIGH ACRES, FL 33972  
CURRENT ADDRESS: UNKNOWN  
TO: THE UNKNOWN SPOUSE OF OPHELIA DARNEL MCDONALD  
LAST KNOWN ADDRESS: 133 OCEAN PARK DRIVE, LEHIGH ACRES, FL 33972  
CURRENT ADDRESS: UNKNOWN  
TO: THE UNKNOWN TENANT IN POSSESSION  
LAST KNOWN ADDRESS: 133 OCEAN PARK DRIVE, LEHIGH ACRES, FL 33972  
CURRENT ADDRESS: 133 OCEAN PARK DRIVE, LEHIGH ACRES, FL 33972

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Lee County, Florida, to foreclose certain real property described as follows:  
Lot 17, Block 10, Unit 2, GREENBRIAR, Section 3, Township 44 South, Range 27 East, LEHIGH ACRES, according to the plat thereof recorded at Plat Book 27, Page 5, in the Public Records of Lee County, Florida.  
Property address: 133 Ocean Park Drive, Lehigh Acres, FL 33972

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

DATED this day 29th day of May, 2026.

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

Padgett Law Group  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)  
TDP File No. 25-013591-1  
June 5, 12, 2026 26-02077L

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION:**  
**CASE NO.: 2026-CA-001087**  
**ROCKET MORTGAGE, LLC S/B/M TO NATIONSTAR MORTGAGE LLC Plaintiff, vs. MAGDALENE JOHNSON, et al., Defendants.**

TO: TERESA ANN CASEN  
4125 MANNING DR, FORT MYERS, FL 33916  
LAST KNOWN ADDRESS: STATED;  
CURRENT ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 48, UNIT 2, RAINBOW GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 4, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando DeLuca, a Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 27 day of May, 2026

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

DELUCA LAW GROUP PLLC  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
[service@delucalawgroup.com](mailto:service@delucalawgroup.com)  
25-06774  
June 5, 12, 2026 26-02061L

SAVE TIME



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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906\_V5

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

**CASE NO. 25-CA-003812**  
**DATA MORTGAGE INC., DBA ESSEX MORTGAGE,**  
**Plaintiff, vs.**  
**JESSE LEE GARCIA; KELLEY GARCIA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 18, 2026 and entered in Case No. 25-CA-003812, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JESSE LEE GARCIA; UNKNOWN SPOUSE OF JESSE LEE GARCIA; KELLEY GARCIA; UNKNOWN SPOUSE OF KELLEY GARCIA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,

ACTING SOLELY AS A NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on June 25, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 65, UNIT 10, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 36 THRU 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this 06/02/2026.

KEVIN C. KARNES  
As Clerk of said Court  
(SEAL) BY T Mann  
As Deputy Clerk

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 25-00787 CMS  
V6.20190626  
June 5, 12, 2026 26-02134L

## FIRST INSERTION

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

CIVIL DIVISION  
**Case No. 26-CA-000836**  
**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION**  
**Plaintiff, vs.**

**GERVARIS M. LEAPHART AKA GERVARIS LEAPHART, et al.**  
**Defendants.**  
TO: GERVARIS M. LEAPHART AKA GERVARIS LEAPHART  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
1827 LILLIE ST  
FORT MYERS, FL 33916  
UNKNOWN SPOUSE OF GERVARIS M. LEAPHART AKA GERVARIS LEAPHART  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
1827 LILLIE ST  
FORT MYERS, FL 33916

You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida:  
LOT 6, BLOCK F, BARDENS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 90, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

commonly known as 3024 APACHE ST, FORT MYERS, FL 33916 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler,

P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: 05/29/2026  
CLERK OF THE COURT  
Honorable Kevin C. Karnes  
1700 Monroe Street  
Ft. Myers, Florida 33902  
(SEAL) BY: K Harris  
Deputy Clerk

Ryan Sutton  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
011150/2532565/MTS  
June 5, 12, 2026 26-02108L

## FIRST INSERTION

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

**CASE NO.: 26-CA-002699**  
**JFLS CREATIONS LLC,**  
**Plaintiff, v.**  
**NIAL L. GIBSON, MARGARET G. GIBSON, ESTATE OF NIAL L. GIBSON, ESTATE OF MARGARET G. GIBSON, UNKNOWN HEIRS OF NIAL L. GIBSON and UNKNOWN HEIRS OF MARGARET G. GIBSON,**  
**Defendant.**

TO: NIAL L. GIBSON  
736 CHEMSTRAND ST E  
LEHIGH ACRES, FLORIDA 33974  
MARGARET G. GIBSON  
736 CHEMSTRAND ST E  
LEHIGH ACRES, FLORIDA 33974  
ESTATE OF NIAL L. GIBSON  
736 CHEMSTRAND ST E  
LEHIGH ACRES, FLORIDA 33974  
ESTATE OF MARGARET G. GIBSON  
736 CHEMSTRAND ST E  
LEHIGH ACRES, FLORIDA 33974  
UNKNOWN HEIRS OF NIAL L. GIBSON  
736 CHEMSTRAND ST E  
LEHIGH ACRES, FLORIDA 33974  
UNKNOWN HEIRS OF MARGARET G. GIBSON  
736 CHEMSTRAND ST E  
LEHIGH ACRES, FLORIDA 33974  
YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:  
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE

COUNTY, FLORIDA, TO WIT: STRAP Number: 10-45-27-13-00075.0120

Legal Description: LOTS 12 AND 13, BLOCK 75, UNIT 13, SECTION 10, TOWNSHIP 45 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 18, PAGE 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before July 8, 2026 and file the original with the Clerk of this Court, at 2075 Dr Martin Luther King Jr Blvd, Fort Myers, Florida 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 29th day of May, 2026.  
Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) BY: K Harris  
As Deputy Clerk  
The Law Office of C.W. Wickersham, Jr., P.A.,  
Plaintiff's attorney,  
2720 Park Street, Suite 205,  
Jacksonville, Florida, 32205,  
Phone Number: (904) 389-6202  
June 5, 12, 19, 26, 2026 26-02079L

## FIRST INSERTION

**NOTICE OF HEARING**  
(Motion Calendar)  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

**Case No.: 25-CA-000962**  
**TRUIST BANK,**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JUAN N. SANCHEZ AKA JUAN N. SANCHEZ GARCIAS AKA JUAN SANCHEZ DECEASED, ET AL.**  
**Defendants.**

PLEASE TAKE NOTICE that a hearing will be held before the Honorable Judge Keith Kyle, via Court Room 4P Zoom link <https://zoom.us/j/95818196610> Passcode: 965021, on Monday, July 20th, 2026, 9:30am.

**MOTION TO CORRECT CERTIFICATE OF TITLE**  
Respectfully Submitted,  
/s/ MMM  
Menachem M. Mayberg  
Florida Bar #0596744  
Attorney for Defendant  
10750 NW 6th Court, 2nd  
Miami, Florida 33168  
Telephone: (305) 695-8750  
Facsimile: (304) 444-1665  
Primary: Menachem@smfirm.com  
Secondary:  
Civilservice@onecalllegal.com  
June 5, 2026 26-02089L

## FIRST INSERTION

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

**CASE NO: 26-CA-001031**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**JENNIFER L. CLARK; CHRISTOPHER L. CLARK; UNKNOWN SPOUSE OF JENNIFER L. CLARK; UNKNOWN SPOUSE OF CHRISTOPHER L. CLARK; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**  
**Defendant(s).**

TO: UNKNOWN SPOUSE OF CHRISTOPHER L. CLARK  
LAST KNOWN ADDRESS: 1914 SE 7th St, Cape Coral, FL 33990  
ALSO ATTEMPTED AT: 2565 LIBERTY PARK DR., APT. 6103, CAPE CORAL, FL 33990; 409 NE 12TH CT., CAPE CORAL, FL 33909

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOTS 45 AND 46, BLOCK 1294, CAPE CORAL UNIT 18, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 1914 SE 7th St, Cape Coral, FL 33990

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

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

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 28th day of May, 2026.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: K Harris  
DEPUTY CLERK

FRENKEL LAMBERT WEISMAN & GORDON, LLP  
ATTORNEY FOR PLAINTIFF  
ONE EAST BROWARD BLVD.,  
Suite 1111  
FORT LAUDERDALE, FL 33301  
TELEPHONE: (954) 522-3233 Ext.  
| FAX: (954) 200-7770  
EMAIL DESIGNATED PRIMARY EMAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
fleservice@flwlaw.com  
04-102510-F00  
June 5, 12, 2026 26-02128L

## FIRST INSERTION

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

CIVIL DIVISION  
**Case No. 26-CA-001587**  
**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION**  
**Plaintiff, vs.**

**JOSEPH SAM DAVIS AKA JOSEPH DAVIS, AS KNOWN HEIR OF HEATHER L. SMITH, DECEASED, BRITTNEY MARIE DAVIS, AS KNOWN HEIR OF HEATHER L. SMITH, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF HEATHER L. SMITH, DECEASED, et al.**  
**Defendants.**

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF HEATHER L. SMITH, DECEASED  
CURRENT RESIDENCE UNKNOWN  
JOSEPH SAM DAVIS AKA JOSEPH DAVIS  
LAST KNOWN ADDRESS  
4406 SW 14TH AVE  
CAPE CORAL, FL 33914  
UNKNOWN SPOUSE OF JOSEPH SAM DAVIS AKA JOSEPH DAVIS  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
4406 SW 14TH AVE  
CAPE CORAL, FL 33914  
BRITTNEY MARIE DAVIS, AS KNOWN HEIR OF HEATHER L. SMITH, DECEASED  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
4406 SW 14TH AVE  
CAPE CORAL, FL 33914  
UNKNOWN SPOUSE OF BRITTNEY MARIE DAVIS  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
4406 SW 14TH AVE  
CAPE CORAL, FL 33914

foreclose a mortgage on the following property in Lee County, Florida:  
LOT 48, REFLECTION ISLES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2006000195399, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
commonly known as 9094 WATER TUPELO RD, FORT MYERS, FL 33912 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, 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.

foreclose a mortgage on the following property in Lee County, Florida:

LOT 48, REFLECTION ISLES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2006000195399, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
commonly known as 9094 WATER TUPELO RD, FORT MYERS, FL 33912 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: 05/29/2026  
CLERK OF THE COURT  
Honorable Kevin C. Karnes  
1700 Monroe Street  
Ft. Myers, Florida 33902  
(SEAL) BY: K Harris  
Deputy Clerk

Ryan Sutton  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
011150/2532833/MTS  
June 5, 12, 2026 26-02113L

## FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
**CASE NO. 26-CA-000945**  
**SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,**  
**Plaintiff, vs.**  
**ELIZABETH CORTESE, et al.,**  
**Defendant.**

To: ELIZABETH CORTESE  
3219 40TH ST SW, LEHIGH ACRES, FL 33976  
UNKNOWN SPOUSE OF ELIZABETH CORTESE  
3219 40TH ST SW, LEHIGH ACRES, FL 33976  
UNKNOWN TENANT IN POSSESSION 1  
3219 40TH ST SW  
LEHIGH ACRES FL 33976  
UNKNOWN TENANT IN POSSESSION 2  
3219 40TH ST SW  
LEHIGH ACRES FL 33976

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 6, BLOCK 67, REPLAT OF TRACT N-UNIT 6, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 196, 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 29th day of May, 2026.

Kevin C. Karnes  
CLERK OF COURT OF LEE COUNTY  
As Clerk of the Court  
(SEAL) BY: K Harris  
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  
25-15505FL  
June 5, 12, 2026 26-02078L

## FIRST INSERTION

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

CIVIL ACTION  
**CASE NO.: 2025-CA-005253**

**U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**BRYAN SPARLING, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 27, 2026, and entered in Case No. 2025-CA-005253 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which U.S. Bank National Association, is the Plaintiff and Bryan Sparling; Melanie Sparling; Florida Housing Finance Corporation; United States of America acting through Secretary of Housing and Urban Development; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on [www.lee.realforeclose.com](http://www.lee.realforeclose.com) in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 25 day of June, 2026, the following described property as set forth in said Final Judgment of Foreclosure:

LOTS 21 AND 22, BLOCK 1078, CAPE CORAL UNIT 23, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 39 THROUGH 52, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
A/K/A 608 SE 2ND PLACE  
CAPE CORAL FL 33990

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

Dated in Lee County, Florida this 06/02/2026.

Clerk of the Circuit Court  
Lee County, Florida  
(SEAL) BY: T Mann  
Deputy Clerk

Albertelli Law  
Attorney for Plaintiff  
P.O. Box 23028  
Tampa, FL 33623  
(813) 221-4743  
(813) 221-9171 facsimile  
eService: servealaw@albertellilaw.com  
IN- 25-011576  
June 5, 12, 2026 26-02132L

## FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
**CASE NO. 25-CA-005184**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**CAROLINA HERNANDEZ MENDOZA, et al.,**  
**Defendant.**

To: CAROLINA HERNANDEZ MENDOZA  
10190 CAROLINA STREET, BONITA SPRINGS, FL 34135  
UNKNOWN SPOUSE OF CAROLINA HERNANDEZ MENDOZA  
10190 CAROLINA STREET, BONITA SPRINGS, FL 34135  
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 4, BLOCK 30, PLAT OF HEITMAN'S BONITA SPRINGS TOWNSITE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 24, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 18th day of February, 2026.

Kevin C. Karnes  
CLERK OF COURT OF LEE COUNTY  
As Clerk of the Court  
(SEAL) BY: K Harris  
Deputy Clerk

MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
24-10464FL  
June 5, 12, 2026 26-02107L

## FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
**CASE NO. 26-CA-001661**  
**AMERICAN FINANCIAL NETWORK, INC.,**  
**Plaintiff, vs.**  
**ARAMYS MORALES ALEMAN, et al.,**  
**Defendants.**

TO: MARLON STEWART  
123 CORLIES AVE, POUGHKEEPSIE, NY 12601  
MARTHA LIDERSY JIMENEZ A/K/A MARTHA JIMENEZ  
1916 SANTA BARBARA BLVD, APT. D, CAPE CORAL, FL 33991  
UNKNOWN SPOUSE OF MARTHA LIDERSY JIMENEZ A/K/A MARTHA JIMENEZ  
3102 CHIQUITA BLVD N, CAPE CORAL, FL 33993

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:

LOTS 41 AND 42, BLOCK 5120, CAPE CORAL UNIT 80, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 140 THROUGH 159, 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 this Court on the day of 06/02/2026

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  
25-12927FL  
June 5, 12, 2026 26-02129L

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**FILE NO. 26-CP-1544**  
**IN RE: ESTATE OF SONJA JUNE KOUTSOUTIS**  
a/k/a SONJA J. KOUTSOUTIS  
a/k/a SONJA KOUTSOUTIS,  
Deceased.

The administration of the estate of Sonja June Koutsoutis a/k/a Sonja J. Koutsoutis a/k/a Sonja Koutsoutis, deceased, whose date of death was December 13, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, 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 June 5, 2026.

**Kathleen Wildman Dove**  
Personal Representative  
5127 Spring Branch Drive  
New Baltimore, VA 20187

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:

courtflings@capecoralattorney.com

June 5, 12, 2026

26-02138L

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**Case No. 26-CA-000940**

Freedom Mortgage Corporation 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 James Carlson Hankins a/k/a James Hankins, Deceased; Sarah Marie Hankins; Matthew Vincent Hankins; Crane Landing Homeowners Association, Inc. Defendants.

TO: The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Carlson Hankins a/k/a James Hankins, Deceased

Last Known Address: Unknown

TO: Sarah Marie Hankins

Last Known Address: 17444 Monte Isla Way, North Fort Myers, Florida 33917

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

LOT 625, OF CRANE LANDING PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023000284392, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED ON 06/02/2026.

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

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy,  
Suite 135,  
Tampa, FL 33634  
File # 26-F00166  
June 5, 12, 2026

26-02137L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 25-CA-004741**

LOANDEPOT.COM, LLC,  
Plaintiff, vs.

JOSE M. RODRIGUEZ GONZALEZ; FLOR DE MARIA GRADIZ; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BARRIOS EPA & R C CONSTRUCTION, CORP; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 28, 2026, and entered in Case No. 25-CA-004741, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and JOSE M. RODRIGUEZ GONZALEZ; FLOR DE MARIA GRADIZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BARRIOS EPA & R C CONSTRUCTION, CORP; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on June 25, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 42, UNIT 11, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 27 EAST, SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN DEED BOOK 254, PAGE 30, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this 06/02/2026.

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

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 25-01313 LND  
V6.201906  
June 5, 12, 2026

26-02143L

FIRST INSERTION

Public Sale

A public sale shall take place on June 19, 2026 at 1 p.m. at 9703 Stringfellow Road, Saint James City, Florida 33956. The personal property to be sold was abandoned by former tenant American Mariculture, Inc. ("AMI") and is described as follows: 1-Kohler 146Kwh propane generator; 3-53 foot tractor trailers (VIN 1JJV532D6AL417087, Florida License Plate Number QA9 OWP, VIN 1JJV532D5AL417260, Florida License Plate Number QA9 IWP, VIN 1JJV532D6AL433371, Florida License Plate Number QA9 2WP); 4-90 x 96 x 24 inch shelving with 5 shelves; 25-144 x 144 x 40 inch warehouse racks; 8-50 x 44 x 48 inch hard plastic storage tubs with covers; 10-50 x 44 x 36 inch hard plastic storage tubs, 7 covers; 7-26 x 18 X 63 inch mobile shelving; 1-Toyota 8FGU25 propane powered forklift; 1-Genie GTH5519 Telehandler; 2-Toro workman MDX utility vehicles; 1-Doran 7000XL bench scale; 2-Roughneck hand dollies; 1- Mobile power washer, on a 36 inch x 72inch trailer; 4-36in x 72in trailers; 3-Vevor 007-F5-71fc circulating pumps; 60-Ace Roto-Mold 325 gallon tank, 1,7SG, CB00325SWSS; 2-26 inch plastic culvert dual walled tubing, 22 feet long; 30-12 inch plastic culvert dual walled tubing, 22 feet long; 150-8 inch plastic culvert dual walled tubing, 13 feet long; 800-6 inch plastic culvert dual walled tubing, 13 feet long; 80-2 inch electrical conduits, 10 feet long; 3-12 inch plastic PVC pipe, 20 feet; 15-8 inch plastic PVC pipe, 20 ft; 2-6 inch plastic PVC pipe, 20 ft; 30-8 inch PVC 90 degree elbows; 25-6 inch PVC T connectors; 30-4 inch PVC 90 degree elbow; 15-4 inch PVC T connectors; 200-3 inch PVC 90 degree elbows; 600-1 inch PVC pipe, 20 feet; 14-4 x 4 plastic fence posts; 25-2 inch square tubing, 20 feet; 1-2 inch square tubing, 13 feet; 4-2 inch square tubing, 10 feet; 8-2 inch square tubing, 9 feet; 10-2 inch square tubing, 8 feet; 7-2 inch square tubing, 6 feet; 6-2 inch square tubing, 5 feet; 7-2 inch square tubing, 4 feet; 150-3 inch ball valves; 75-60 Gallon tubs, open top; Various genetic lines of shrimp of indeterminable amounts; 72-Single phase pumps; 46-Hayward 7HP 3 phase pumps; 6-36 x 18 x 57 inch 4 rack plastic shelving; 8-48 x 18 x 72 inch 5 rack metal shelving; 8-Lifetime plastic picnic tables; 2-Frigidaire refrigerators; 1-Whirlpool refrigerator; 2-Samsung electric stoves; 2-Wall mounted microwaves; 2-Countertop microwaves; 1-Toshiba Studio 2510AC copier; 3-Mahogany 2 drawer file cabinets, 33 x 21 inches; 1-Metal 3 drawer file cabinet, 36 x 18 inches; 2-Mahogany corner desks; 2-Mahogany 9 drawer desks; 1-TCL 50 inch color TV; 1-TCL 56 inch color TV; 1-Mahogany buffet, 70 x 84 inches; 2-Mahogany 2 drawer desks; 1-Metal 4 drawer file cabinet, 26 x 15 inches; 2-Cannon MF232W image class printers; 1-Dell printer; 3-Office shredders; 1-Meritech MBW/XBW autoboot washing system; 1-Barrel dolly; 1-Freezer chest, 30x 83 x 29 inches, with feet; 1-Freezer chest, 28 x 74 x 32 inches, with wheels; 1-BSD duet semi-automated sample punch instrument; 1-Tomtech Quadra 4; 13-2 drawer, 2-door cabinets; 1-MPS 1000 mini plate spinner; 1-AMI scope MU1000-HS digital microscope camera; 1-LGC Hydro cyclor16; 1-Araya Douglas Scientific, GEN/0510/MW/0219; 1-Nexar Gen/0477/MW/0219; 7-GenAmp PCR system 9700 thermal cycler; 3-Omax microscopes; 2-4 door cabinets, 36 x 16 x 71; 1-Quincy QGS-7.5 compressor; 2-48 x 24 x 76 (L, W, H) wheeled 6 shelf metal rack; 1-48 x 18 x 72 5 shelf metal rack; 2-36 x 18 x 44 3 shelf metal rack; 2- 48 x 24 x 72 3 shelf metal rack; 1-36 x 14 x 54 4 shelf metal rack; 4-36 x 14 x 72 4 shelf metal rack; 1-ILPRA FP Speedy overskin; 1-AND A & D inspection metal detector; 2-Doran 7400 scales; 1-Vacmaster VP215 vacuum sealer; 1-WeighTronix QC-3265 bench scale; 1-Sterling SP240-14-3AF00; 7-UPS label printers; 2-Rolling 12 x 24 Adjustable Ultimotion conveyors. All personal property will be sold subject to existing liens of record.

June 5, 12, 2026

26-02139L

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-001654**  
**Division Probate**  
**IN RE: ESTATE OF GEORGE JOHN STORMINGER**  
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 George John Storminger, deceased, File Number 26-CP-001654, 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 May 3, 2026; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Patricia Storminger  
551 Catalina Drive  
North Fort Myers, FL 33903

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 June 5, 2026.

**Person Giving Notice:**  
**Karen Storminger**  
65 Wakelee Ave  
Shelton, Connecticut 06484

Attorney for Person Giving Notice

Eviana 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

June 5, 12, 2026

26-02142L

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

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

LV0828\_V14

**Q&A**

**Who benefits from legal notices?**

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

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

**Are there different types of legal notices?**

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

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

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

**Are internet-only legal notices sufficient?**

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

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

Newspaper legal notices fulfills all of those standards.

**How much do legal notices cost?**

**A**The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

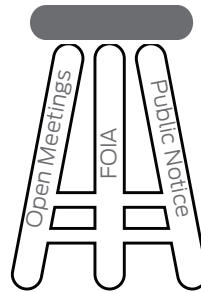
**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

W/B337\_V21

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

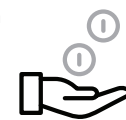


**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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

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

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

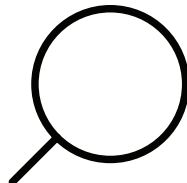


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

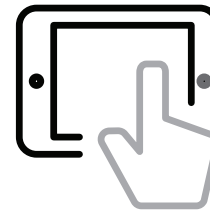
**Verifying publication is difficult-to-impossible on the web.**

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](https://Legals.BusinessObserverFL.com)

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

## SUBSEQUENT INSERTIONS

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

## SECOND INSERTION

**NOTICE OF ACTION (Formal Notice by Publication)**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 24CP002719IN 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 ClerkAnthony F. Diecidue, Esquire,  
GENDERS ALVAREZ  
DIECIDUE, P.A.,  
2307 W. Cleveland Street,  
Tampa, FL 33609May 29; June 5, 12, 19, 2026  
26-01983L

## FOURTH INSERTION

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

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

Case No.: 26DR3195

**BARBARO ALEJANDRO PINERO MACIAS, Petitioner, and ERICKA MARIA SANCHEZ, Respondent.**TO: ERICKA MARIA SANCHEZ  
LA ALTAGRACIA CALLE COLON  
COTUI SANTO DOMINGO (2023)

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on BARBARO ALEJANDRO PINERO MACIAS, whose address is 3125 40TH ST SW LEHIGH ACRES FL 33976 on or before June 15, 2026, and file the original with the clerk of this Court at 1700 MONROE ST FORT MYERS, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

26-01801L

## SECOND INSERTION

**Notice of 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 Downman	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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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  
Household 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

## SECOND 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

## SECOND 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	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
Nikia 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	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

## SECOND 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  
Household 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

## SECOND 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 Representative22240 Victory Blvd, Apt E308  
Woodland Hills, CA 91367Attorney for Personal Representative:  
ALVARO C. SANCHEZ1714 Cape Coral Parkway East  
Cape Coral, Florida 33904Tel 239/542-4733  
FAX 239/542-9203

FLA BAR NO. 105539

Email: alvaroc@capecoralattorney.com

Email: courtfilings@capecoralattorney.com

May 29; June 5, 2026 26-01986L

## SECOND 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

## SECOND 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 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.

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

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

**Carlos A. Enriquez, Esquire**  
Curatorcaenriquez@bellsouth.net  
Florida Bar No. 4350157480 Fairway Drive, Suite 205  
Miami Lakes, Florida 33014-6879

(305) 826-2080

Carlos A. Enriquez, Esquire  
Curatorcaenriquez@bellsouth.net  
Florida Bar No. 4350157480 Fairway Drive, Suite 205  
Miami Lakes, Florida 33014-6879

(305) 826-2080

May 29; June 5, 2026 26-01985L

## SECOND 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 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

## SECOND 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. 732.2211, 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.

**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

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

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

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

The date of first publication of this notice is May

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

SECOND 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. 732.2211, 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.  
**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

SECOND 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 732.2211.  
The date of first publication of this Notice is May 29, 2026.  
**Person Giving Notice:**  
**Michael F. Calbot**  
12620 Woodtimber Lane  
Fort Myers, FL 33913  
Attorney for Person Giving Notice:  
Kevin A. Kyle  
Florida Bar Number: 980595  
Schoenfeld Kyle & Associates LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin@trustska.com  
hollyk@trustska.com  
4913-8216-7726, v. 1  
May 29; June 5, 2026 26-02011L

SECOND 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. 732.2211, 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 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.  
**Person Giving Notice:**  
**Michael F. Calbot**  
12620 Woodtimber Lane  
Fort Myers, FL 33913  
Attorney for Person Giving Notice:  
Kevin A. Kyle  
Florida Bar Number: 980595  
Schoenfeld Kyle & Associates LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin@trustska.com  
hollyk@trustska.com  
4913-8216-7726, v. 1  
May 29; June 5, 2026 26-02011L

SECOND 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. 732.2211, 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.  
**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

SECOND 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. 732.2211, 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.  
**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

SECOND 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 732.2211, 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:**  
**Isla S. McAllister**  
P.O. Box 4279  
Fort Myers, Florida 33918  
Attorney for Person Giving Notice  
/s/ Wess M. Jacobs  
Wess M. Jacobs, Attorney  
Florida Bar Number: 932655  
Osterhout & McKinney, P.A.  
3783 Seago Lane  
Fort Myers, FL 33901  
Telephone: (239) 939-4888  
Fax: (239) 277-0601  
E-Mail: wessj@omplaw.com  
Secondary E-Mail:  
hillaryh@omplaw.com  
May 29; June 5, 2026 26-01984L

SECOND INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO: 26-DR-003705**  
**IN RE: The Marriage of Ileana 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 Ileana 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

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

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Please take notice SmartStop Self Storage located at 18301 Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.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

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-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 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

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-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. 732.2211, 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.  
**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

SECOND 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-

SECOND INSERTION

mands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's sur-

SECOND INSERTION

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

SECOND INSERTION

notice is May 29, 2026.  
**Personal Representative:**  
**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

## --- ACTIONS / SALES / TAX DEEDS ---

## SECOND INSERTION

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

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

**26-GA-000070**

**IN RE: The Guardianship of Yves Legault**

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 Yves Legault, Person Subject to Guardianship Case number 26-GA-000070, \$834.69 (less the cost of publication); Patrick C. Weber, as Guardian, deposited these funds per order entered on 04/29/2026, on behalf of Yves Legault.

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 05, 2026

**KEVIN C. KARNES,**  
CLERK OF CIRCUIT COURT,  
Lee County

1700 Monroe St.  
Ft. Myers, FL 33901

By: s/ Christine Strufe

Deputy Clerk

May 8; June 5, 2026 26-01773L

## SECOND 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

## THIRD 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

## 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-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 Counsel 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

**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

SERVICECOPIES@QPWBLLAW.COM

Matter No.: FL-009760-25

May 29; June 5, 2026 26-02008L

## SECOND INSERTION

**NOTICE OF SALE**

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

CIVIL DIVISION

**CASE NO. 25-CA-004359**

**HARVEY SCHONBRUN, AS TRUSTEE,**

**Plaintiff, vs.**

**TODD W. WEAVER and WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY,**

**BUT SOLELY AS DELAWARE TRUSTEE OF SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-FIG4,**

**Defendants.**

Notice is hereby given that, pursuant to a Summary Final Judgment of Foreclosure entered in the above styled cause in the Circuit Court of Lee County, Florida, the Clerk of the Circuit Court, Kevin C. Karnes, will sell the property situate in Lee County, Florida, described as:

Lot 6, Block 102, Unit 9, North 1/2 of Section 27, Township 44 South, Range 26 East, a subdivision of LEHIGH ACRES, Florida according to the Plat thereof, as recorded in Plat Book 15, Page 76, in the Public Records of Lee County, Florida.

at public sale, to the highest and best bidder, for cash, at www.lee.realforeclose.com, at 9:00 a.m. on JUNE 25, 2026.

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 05/22/2026.

**KEVIN C. KARNES**  
CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: T Mann

As Deputy Clerk

May 29; June 5, 2026 26-01999L

## THIRD 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 Samta 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 follows: 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

## THIRD 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 COMPANY UNDER NUMBER 03021321, AS CO-TRUSTEE OF THE VERTU RETIREMENT SCHEME, A PENSION TRUST U/A/D FEBRUARY 17, 2012, whose last known address is 3rd Floor, Forbury Works 37-43 Blagrove Street Reading RG1 1PZ United Kingdom; and

MARK RICHARD MASHITER AS CO-TRUSTEE OF THE VERTU RETIREMENT 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, widows, widowers, heirs, devisees, grantees, assignees, lienors, creditors, trust-

## SECOND 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

## SECOND 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

## SECOND INSERTION

**NOTICE OF ACTION CONSTRUCTIVE SERVICE**

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

**CASE 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

10 days after the date of publication of this notice.

Witness my hand and 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

## SECOND INSERTION

**NOTICE OF SALE**

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

CIVIL ACTION

--- ACTIONS / SALES / ESTATE ---

SECOND 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 there 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

SECOND 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

SECOND 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

SECOND 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 Hillsboro  
Davisburg, MI 48350  
Attorney for Personal Representative:  
Scott G. Wallace  
Email Addresses:  
swallace@sgwallawp.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

FOURTH 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  
26-01866L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 25-CA-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:  
flrealprop@kelleykronenberg.com  
File No.: 4971.000082  
May 29; June 5, 2026 26-02016L

FOURTH 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 ISAIAH SMALL, Respondent.**  
TO: KAMERON ISAIAH SMALL  
7256 WHEELER TRAIL LITHONIA GA 30058

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 4/9/26.

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

SECOND INSERTION

**NOTICE OF 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/CMF  
May 29; June 5, 2026 26-02015L

SECOND 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:**  
**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

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**Case No: 26-CA-001601**

**WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER TRUSTEE OF CFS15 GRANTOR TRUST, Plaintiff, vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, 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

SECOND INSERTION

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

CIVIL ACTION  
**CASE NO. 25-CA-003375**  
**SUNCOAST CREDIT UNION, Plaintiff, v.**  
**UNKNOWN HEIRS AND DEVISEES 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 it 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

Kevin C. Karnes  
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

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE COUNTY 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

## --- ACTIONS / SALES ---

## SECOND 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

## SECOND 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 RECORDED 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  
As Deputy Clerk  
May 29; June 5, 2026 26-01995L

## SECOND 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](http://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.  
Strap No.: 24-43-23-C3-06425.0330  
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](mailto:irina@spearinglaw.com)  
Secondary email: [shenelle@spearinglaw.com](mailto:shenelle@spearinglaw.com)  
Tel: 239-231-2222  
May 29; June 5, 2026 26-01978L

## 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-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;  
kgermanis@gadclaw.com;  
nsortino@gadclaw.com  
May 29; June 5, 2026 26-01993L

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

**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](http://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

## SECOND INSERTION

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, 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;

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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
May 29; June 5, 2026 26-01996L

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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
May 29; June 5, 2026 26-01996L

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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
May 29; June 5, 2026 26-01996L

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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
May 29; June 5, 2026 26-01996L

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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
May 29; June 5, 2026 26-01996L

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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
May 29; June 5, 2026 26-01996L

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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
May 29; June 5, 2026 26-01996L

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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
May 29; June 5, 2026 26-01996L

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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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Henderson, Franklin, Starnes & Holt, P.A.  
Attorneys for Plaintiff  
P.O. Box 280  
Fort Myers, FL 33902-0280  
[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
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Attorneys for Plaintiff  
P.O. Box 280  
Fort Myers, FL 33902-0280  
[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
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Henderson, Franklin, Starnes & Holt, P.A.  
Attorneys for Plaintiff  
P.O. Box 280  
Fort Myers, FL 33902-0280  
[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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Henderson, Franklin, Starnes & Holt, P.A.  
Attorneys for Plaintiff  
P.O. Box 280  
Fort Myers, FL 33902-0280  
[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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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](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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Henderson, Franklin, Starnes & Holt, P.A.  
Attorneys for Plaintiff  
P.O. Box 280  
Fort Myers, FL 33902-0280  
[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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Henderson, Franklin, Starnes & Holt, P.A.  
Attorneys for Plaintiff  
P.O. Box 280  
Fort Myers, FL 33902-0280  
[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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Henderson, Franklin, Starnes & Holt, P.A.  
Attorneys for Plaintiff  
P.O. Box 280  
Fort Myers, FL 33902-0280  
[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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Henderson, Franklin, Starnes & Holt, P.A.  
Attorneys for Plaintiff  
P.O. Box 280  
Fort Myers, FL 33902-0280  
[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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Henderson, Franklin, Starnes & Holt, P.A.  
Attorneys for Plaintiff  
P.O. Box 280  
Fort Myers, FL 33902-0280  
[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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Attorneys for Plaintiff  
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[shannon.puopolo@henlaw.com](mailto:shannon.puopolo@henlaw.com)  
Attorney for Plaintiff  
239-344-1100  
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## SECOND 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.

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