

## LEE COUNTY LEGAL NOTICES

### --- TAX DEEDS ---

#### FIRST INSERTION

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

Tax Deed #:2026000012  
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR 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: 24-25506  
Year of Issuance 2024 Description of Property LOTS 3 AND 4, BLOCK 2653, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 TO 99, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02653.0030  
Names in which assessed: MARIA MERCEDES FAIRE-LOUGH

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](http://www.lee.realtaxdeed.com) on 08/04/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 12, 19, 26; Jul. 3, 2026  
26-02156L

#### FIRST INSERTION

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

Tax Deed #:2026000013  
NOTICE IS HEREBY GIVEN that BLACK CLUB LLC SB MUNI CUST FOR 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: 24-25512  
Year of Issuance 2024 Description of Property LOT 11, BLOCK 15, UNIT 3, SECTION 21, 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 18, PAGE 56, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 21-45-27-03-00015.0110  
Names in which assessed: JACQUES SIMON

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](http://www.lee.realtaxdeed.com) on 08/04/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 12, 19, 26; Jul. 3, 2026  
26-02157L

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Shark Wave located at 400 N Tampa St Ste 1550 # 479412, in the County of Lee, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 04th day of June, 2026.  
G&I WAVES COASTAL LLC  
June 12, 2026 26-02173L

#### FIRST INSERTION

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

PROBATE DIVISION  
Case No. 26-CP-001438  
In Re: Estate of  
KIP HAMMERSLEY  
Deceased.

The administration of the estate of KIP HAMMERSLEY, deceased, whose date of death was February 26, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 12, 2026.

Jacob R. Hammersley  
Co-Personal Representative  
Michael K. Hammersley  
Co-Personal Representative.

FLORIDA ESTATE PLANNING ATTORNEY, PLLC  
By: David G. Jones, Esq  
Attorney for the Personal Representative  
Florida Bar No. 1010525  
Office: 18070 S. Tamiami Trail, Suite 11,  
Fort Myers, Florida 33908  
Tel.: (239) 227-8830  
E-mail:  
david@estateplanningswfl.com  
June 12, 19, 2026 26-02213L

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jonah Giunto / WHOLESAL RESIDENTIAL RENOVATIONS, LLC will engage in business under the fictitious name GIUNTO CONSTRUCTION, with a physical address 3205 Terracap way Estero, Florida 33928, with a mailing address 16071 Quinta Dr Punta Gorda, Florida 33955, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 12, 2026 26-02218L

#### 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 BROOKDALE FORT MYERS THE COLONY located at 13565 AMERICAN COLONY BOULEVARD 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 8th day of June, 2026  
BROOKDALE SENIOR LIVING COMMUNITIES, INC.  
CHAD C. WHITE  
June 12, 2026 26-02224L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Herby Given that Bell Mine, LLC, 9921 Interstate Commerce Dr, Fort Myers, FL 33913, desiring to engage in business under the fictitious name of Integrated Materials, 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 12, 2026 26-02192L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Herby Given that PPN Enterprises, LLC, 9921 Interstate Commerce Dr, Fort Myers, FL 33913, desiring to engage in business under the fictitious name of Continental Infrastructure Group, 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 12, 2026 26-02191L

#### 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 Pistolero Refinish and Repair located at 2208 Elkton Ct 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 8th day of June, 2026  
Tlatoani Holdings LLC  
June 12, 2026 26-02199L

#### 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 AMAVIDA AT LAKES PARK located at 7669 Calistoble Loop 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 5th day of June, 2026  
TLREOF Fort Myers Operator LLC  
June 12, 2026 26-02182L

#### 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 Giselle's Cleaning located at 624 SE 29th Terrace in the City of Cape Coral, Lee, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of June, 2026  
Marcos Silva  
Universe General Services  
June 12, 2026 26-02175L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of DAVID N. RIPPETH will, on June 24, 2026, at 10:00 a.m., at 19671 Pandora Circle, Lot #417, North Fort Myers, Lee County, Florida 33917; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1988 FUQU MOBILE HOME, VIN: FH3610262A, TITLE NO.: 0049825229, and VIN: FH3610262B, TITLE NO.: 0049852612 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#4080-1546)  
June 12, 19, 2026 26-02198L

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Herby Given that INTEGRATED FIRE & SECURITY SOLUTIONS INC., 1970 Dana Dr., Ste 1, Ft Myers, FL 33907, desiring to engage in business under the fictitious name of IFSS, 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 12, 2026 26-02187L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that Crestwood Associates Group L.L.C., desiring to engage in business under the fictitious name Crestwood Associates L.L.C. located at 8891 Brighton Lane, Suite 105, Bonita Springs, FL 34135, 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 12, 2026 26-02174L

#### 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 StormReady located at 307 Royal Palm Park Rd in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of June, 2026  
KEN GREIN  
June 12, 2026 26-02160L

#### 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 Golden Essence located at 10676 colonial Blvd Suite 30 in the City of Fort Myers, Lee, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of June, 2026  
Juditte Q Jean  
June 12, 2026 26-02170L

#### 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 FCHP HEALTH located at 8140 COLLEGE PARKWAY STE 101 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 5th day of June, 2026  
FLORIDA COMMUNITY HEALTH PARTNERS LLC  
June 12, 2026 26-02176L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

at  
The Lock Up Self Storage  
12700 University Dr  
Fort Myers, FL 33907  
Will sell the contents of the following units to satisfy a lien to the highest bidder on June 26th, 2026 by 10:30am at [WWW.STORAGETREASURES.COM](http://WWW.STORAGETREASURES.COM) All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2057: Crystal Thomas: Bicycle parts, Trunk, Mattress, Furniture, Stool, Boxes, Bags, Clothing, Stuffed Animals, Luggage, Fishing Poles, Small Projector Screen; Unit 4311: Elijah Ashcraft: Baskets, Clothes, Backpacks, Small Flat Screen TV, Fishing Poles/supplies  
June 12, 19, 2026 26-02153L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that The Lee Boutique, LLC, desiring to engage in business under the fictitious name The Bond Builders, located at 1919 Louis Ave, Lehigh Acres, FL, 33972, 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 12, 2026 26-02155L

#### FIRST INSERTION

##### NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA  
CIVIL DIVISION  
CASE NO.: 26-DR-1060

TIMOTHY LEWIS,  
Petitioner/Maternal Grandfather,  
TINA MARIE BUSH,  
Petitioner/Maternal Step Grandmother,  
and  
TIMESHA VERONICA LEWIS,  
Respondent/Mother,  
GARY ALFONZO WOODARD,  
Respondent/Father,  
TO: GARY ALFONZO WOODARD

Last known address:  
2010 Collier Boulevard  
Fort Myers, FL 33901  
YOU ARE HEREBY NOTIFIED that a Petition for Temporary Custody by an Extended Family Member has been filed against you and you are requested to serve a copy of your answer and/or pleading to the Petition on Ryan Hamilton, Esq., 2077 First Street, Suite 203, Fort Myers, FL 33901, and file the original answer and/or pleading with the Clerk of the above styled Court on or before the 15th day of July, 2026, otherwise a judgment may be for the requested 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WITNESS my hand and seal of said Court on this 5th day of June, 2026.

Kevin C. Karnes,  
Clerk of the Circuit Court  
(SEAL) BY: J Collins  
Deputy Clerk  
June 12, 19, 26; July 3, 2026  
26-02193L

#### FIRST INSERTION

##### Derelict Vessel Publication Notice NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: a 2002 Pontoon FL8841MD ET: W17261B202 has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit Jug Creek Marina Boat Ramp and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or [efile@myfwc.com](mailto:efile@myfwc.com) in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is June 12, 2026.  
FWCDLE 167FO (8/22)  
June 12, 19, 2026 26-02186L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

at  
The Lock Up Self Storage  
9901 Estero Oaks Drive  
Estero FL 33967  
Will sell the contents of the following units to satisfy a lien to the highest bidder on June 26th, 2026 by 11:30 am at: [WWW.STORAGETREASURES.COM](http://WWW.STORAGETREASURES.COM) All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2231- Patrick Casey  
Items: microwave, toolbox, coffee maker, fishing poles, boxes, misc items  
Unit 2232- Patrick Casey  
Items: office chair, printer, boxes, misc items  
June 12, 19, 2026 26-02154L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

at  
The Lock Up Self Storage  
5500 Timmers Lane  
Lehigh Acres Fl 33971  
Will sell the contents of the following units to satisfy a lien to the highest bidder on June 26, 2026 by 10:00 am at [WWW.STORAGETREASURES.COM](http://WWW.STORAGETREASURES.COM) All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.  
Unit 3062-Hugo Carmona-Mattress, crib, table, exercise bike  
June 12, 19, 2026 26-02152L

#### FIRST INSERTION

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

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

CASE NO: 26-DR-004049  
IN RE: The Marriage of  
Ingrid Aixa Clemente Rivera  
Petitioner  
and  
Victor Rosado Diaz  
Respondent

TO: Victor Rosado Diaz  
580 Calle Julio Andino, Apt. 12, San Juan, Puerto Rico 00924-2817

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 Ingrid Aixa Clemente Rivera whose address is 8330 S Florida Avenue, Floral City, Florida 34436 on or before 07/13/2026, 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: 06/03/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: B Willey  
Deputy Clerk  
June 12, 19, 26; July 3, 2026  
26-02209L

#### FIRST INSERTION

##### NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 17-CP-001056

IN RE: The Estate of Edmund Joseph Padosz  
Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$2,978.49 are being held for Marilyn Peterson in the registry of the court, deposited per order dated 05/21/2026, IN RE: The Estate of Edmund Joseph Padosz, deceased; case number 17-CP-001056.

The Clerk of the Circuit Court will deposit these funds with the Department of Financial Services no less than six months after the posting or the first publication of this notice, after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.  
Dated: June 09, 2026

KEVIN C. KARNES,  
CLERK OF CIRCUIT COURT  
Lee County  
1700 Monroe St.  
Ft. Myers, FL 33901  
By: s/ Christine Strufe  
Deputy Clerk  
June 12; July 10, 2026 26-02214L

### What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.



## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000811  
IN RE: ESTATE OF  
CHARLES A. KAZAKWIC,  
Deceased.

The administration of the estate of CHARLES A. KAZAKWIC, deceased, whose date of death was January 14, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 12, 2026.

**KATHRYN KAZAKWIC**

**Personal Representative:**  
3057 Favor Pines Court  
Marietta, GA 30060

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue,  
Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary E-Mail:  
ntservice@hnh-law.com  
June 12, 19, 2026 26-02145L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
File No. 26-CP-1623  
Division: Probate  
IN RE: ESTATE OF  
PATRICIA R. BENDER  
Deceased.

The administration of the estate of Patricia R. Bender, deceased, whose date of death was May 13, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**Elizabeth A. Bender**  
1119 Periwinkle Way, #322  
Sanibel, FL 33957

Attorneys for Personal Representative:  
Janet M. Strickland, FL Bar No. 137472  
Neva K. Torres, FL Bar No. 1049725  
Law Office of Strickland & Torres, P.A.  
2340 Periwinkle Way, Suite J-1  
Sanibel, FL 33957  
Telephone: (239) 472-3322  
E-Mail: jms@sanibellaw.net  
Secondary E-Mail:  
jms2@sanibellaw.net  
June 12, 19, 2026 26-02146L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001391  
IN RE: ESTATE OF  
MICHAEL ANGELO CONIGLIO  
JR.,  
Deceased.

The administration of the estate of Michael Angelo Coniglio Jr., deceased, whose date of death was March 26, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**Linda K. Coniglio**  
Linda Katherine Coniglio  
3728 Crosswater Drive  
N. Fort Myers, FL 33917

Attorney for Personal Representative:  
/s/ Jeffrey A. Attia  
Jeffrey A. Attia, Esq.  
Florida Bar No. 0108199  
The Law Office of Jeffrey Attia, PA  
6719 Winkler Road, Suite 114  
Fort Myers, FL 33919  
Telephone: (239) 919-2318  
Email: jeff@jeffreyattialaw.com  
June 12, 19, 2026 26-02185L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
File No. 26-CP-1569  
Division: Probate  
IN RE: ESTATE OF  
DARLENE M. YUHASZ  
Deceased.

The administration of the estate of Darlene M. Yuhasz, deceased, whose date of death was March 24, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**Linda Gavin f/k/a Linda Sroka**  
15225 Coral Isle Ct.  
Fort Myers, Florida 33919

Attorney for Personal Representative:  
Hayley E. Donaldson  
Attorney  
Florida Bar Number: 1002236  
Sheppard Law Firm  
9100 College Pointe Court  
Fort Myers, FL 33919  
Telephone: (239) 334-1141  
Fax: (239) 334-3965  
E-Mail: donaldson@sbshlaw.com  
Secondary E-Mail:  
tcorsini@sbshlawfirm.com  
June 12, 19, 2026 26-02163L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
File No. 26-CP-1462  
Division: Probate  
IN RE: ESTATE OF  
FRANCES L. ALTIERI  
Deceased.

The administration of the estate of Frances L. Altieri, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**Eugene Altieri**  
7270 N.W. 35th Terrace  
PTY 34303  
Miami, FL 33122

Attorney for Personal Representative:  
Hayley E. Donaldson  
Attorney  
Florida Bar Number: 1002236  
Sheppard Law Firm  
9100 College Pointe Court  
Fort Myers, FL 33919  
Telephone: (239) 334-1141  
Fax: (239) 334-3965  
E-Mail: donaldson@sbshlaw.com  
Secondary E-Mail:  
tcorsini@sbshlawfirm.com  
June 12, 19, 2026 26-02162L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 362026CPO01475  
Division Probate  
IN RE: ESTATE OF  
MICHAEL J. BIEHL  
Deceased.

The administration of the estate of Michael J. Biehl, deceased, whose date of death was December 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**Jeremy M. Biehl**  
815 Woods Glen Ct.  
DeForest, Wisconsin 53532

Attorney for Personal Representatives:  
Jennifer R. Denorio, Attorney  
Florida Bar Number: 1035584  
LULICH & ATTORNEYS, P.A.  
1069 Main Street  
Sebastian, FL 32958  
Telephone: (772) 589-5500  
Fax: (772) 589-8800  
E-Mail: jen@lulich.com  
Secondary E-Mail:  
eservice@lulich.com  
June 12, 19, 2026 26-02147L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
File No. 26-CP-1659  
Division: Probate  
IN RE: ESTATE OF  
GEORGE H.C. CHUN  
Deceased.

The administration of the estate of George H.C. Chun, deceased, whose date of death was January 31, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**Galen Keoki Chun**  
9400 NW 10th St  
Plantation, Florida 33322

**Kara Mililani Chun**  
1242 SW Pine Island Rd. #42  
Cape Coral, Florida 33991  
Attorney for Personal Representative:  
Hayley E. Donaldson  
Attorney  
Florida Bar Number: 1002236  
Sheppard Law Firm  
9100 College Pointe Court  
Fort Myers, FL 33919  
Telephone: (239) 334-1141  
Fax: (239) 334-3965  
E-Mail: donaldson@sbshlaw.com  
Secondary E-Mail:  
tcorsini@sbshlawfirm.com  
June 12, 19, 2026 26-02164L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-001590  
Division: Probate  
IN RE: ESTATE OF  
HANA HARPAPZ  
Deceased.

The administration of the estate of Hana Harpaz, deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**Avi Harpaz**  
5436 Tice Street  
Fort Myers, Florida 33905

Attorney for Personal Representative:  
Forrest J. Bass, Attorney  
Florida Bar No.: 68197  
Farr Law Firm, PA  
99 Nesbit Street  
Punta Gorda, Florida 33950  
Telephone: (941)639-1158  
Fax: (941)639-0028  
E-Mail: fbass@farr.com  
Secondary E-Mail:  
msleeper@farr.com and  
probate@farr.com  
June 12, 19, 2026 26-02159L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001177  
IN RE: ESTATE OF  
MARTIN TEJIDO  
Deceased.

The administration of the estate of Martin Tejido, deceased, whose date of death was January 1, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**Alexander Tejido**  
1424 SW 31st Place  
Cape Coral, FL 33993

Attorney for Personal Representative:  
Tasha A. Warnock, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 116474  
The Warnock Law Group  
6843 Porto Fino Circle  
Fort Myers, FL 33912  
Telephone: (239) 437-1197  
Fax: (239) 437-1196  
E-Mail:  
service@warnocklawgroup.com  
Secondary E-Mail:  
twarnock@warnocklawgroup.com  
June 12, 19, 2026 26-02144L



## What is a public notice?

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

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

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001626  
Division: Probate  
IN RE: ESTATE OF  
PAMELA ANN KOEHLER,  
a/k/a PAMELA KOEHLER,  
Deceased.

The administration of the estate of Pamela Ann Koehler, a/k/a Pamela Koehler, 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 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 June 12, 2026.

**Personal Representative:**

**Arlene R. Foreman**  
10091 Colonial Country Club Blvd.  
Fort Myers, FL 33913  
Attorney for Personal Representative:  
Lowell S. Schoenfeld  
Attorney for Personal Representative  
Florida Bar Number: 980099  
SCHOENFELD KYLE &  
ASSOCIATES LLP  
1380 Royal Palm Square Blvd.  
Fort Myers, FL 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: lowells@trustska.com  
June 12, 19, 2026 26-02169L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1557  
IN RE: ESTATE OF  
HIPOLITO CORBACHO,  
a/k/a HIPOLITO CORBACHO, JR.,  
a/k/a H. PAUL CORBACHO,  
a/k/a HIPOLITO P. CORBACHO,  
Deceased.

The administration of the Estate of Hipolito Corbacho, deceased, whose date of death was March 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**Rosanne C. Baxter**  
125 West Main Street, Apt. 218  
Somerville, New Jersey 08876  
Attorney for Personal Representative:  
Kyle C. Bacchus  
Florida Bar No. 1018458  
Wilson & Johnson  
2425 Tamiami Trail North, Suite 211  
Naples, Florida 34103  
Telephone: (239) 436-1500  
Attorney for Petitioner  
E-mail Addresses:  
kcbacchus@naplesstatelaw.com  
ewhittier@naplesstatelaw.com  
4913-8673-5014, v. 1  
June 12, 19, 2026 26-02168L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1606  
IN RE: ESTATE OF  
PATRICIA BARNES  
ELLENBERGER  
Deceased.

The administration of the estate of Patricia Barnes Ellenberger, deceased, whose date of death was December 16th, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The personal representative or curatrix has no duty to discover whether any

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

**/s/Holly Ellenberger**  
**Holly Ellenberger**  
118 Wedgewood Drive  
118 Wedgewood Drive,  
Parkersburg, West Virginia, 26104  
Attorney for Personal Representative:  
/s/Jonathon C Elgin  
Jonathon C. Elgin  
Email Addresses:  
elgin@semrohenry.com  
fldocs@semrohenry.com  
Florida Bar No. 1003247  
12858 Banyan Creek Dr Suite 102  
Fort Myers, Florida, 33908  
Telephone: 239-955-3175  
June 12, 19, 2026 26-02165L

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 26-CP-001621  
IN RE: ESTATE OF  
DONALD K. LONGER  
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 DONALD K. LONGER, deceased, File Number 26-CP-001621, by the Circuit Court for Lee, County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901; that Decedent's date of death was December 7, 2025; that the total value of the estate is \$0, and that the name and address of those to whom it was assigned by such order are: FRANK VILLANO - 9311 Wellington Park Cir., Tampa, FL 33647; Calvin J. Longer - 429 E. Brook Lane, Galloway, NJ 08205; Kathryn M. Longer - 516 Central Avenue, Glendora, NJ 08029; Jason Donald Longer - 436 South Second Avenue Galloway, NJ 08205; Michael P. Risley - 5960 NE 37th St, Silver Springs, FL 34488; Dawn Aleta Petek -263 Terry Trl, Priest River, ID 83856.

ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of Decedent and persons having claims or demands against the estate of Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 12, 2026.

**Person Giving Notice:**

**FRANK VILLANO**  
9311 Wellington Park Cir.,  
Tampa, FL 33647  
Attorney for Person Giving Notice:  
/s/ Diane Patrick  
DIANE PATRICK, ESQ.  
FL Bar No. 1016711  
Patrick Law PLLC  
1105 W Swann Ave  
Tampa, FL, 33606  
June 12, 19, 2026 26-02148L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 26-CP-1719  
IN RE: ESTATE OF  
SUE ELLEN HORSTMAN,  
Deceased.

The administration of the Estate of SUE ELLEN HORSTMAN, deceased, whose date of death was April 9, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The first publication of this notice is June 12, 2026.

**ANTHONY ROEPKE**

**Co-Personal Representative**  
**KATHERINE ROEPKE**  
**Co-Personal Representative**  
/s/ RICHARD M. RICCIARDI, JR.  
RICHARD M. RICCIARDI, JR., ESQ.  
Florida Bar No. 90567  
YOUR ADVOCATES, P.A.  
2050 McGregor Blvd.  
Fort Myers, FL 33901  
Phone: (239) 689-1096  
Fax: (239) 791-8132  
E-mail: rricciardi@your-advocates.org  
June 12, 19, 2026 26-02184L

FIRST INSERTION

**Notice to Creditors**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA  
File No.: 26-CP-001609  
PROBATE DIVISION  
IN RE: ESTATE OF  
LEE ANN BARKER,  
DECEASED.

The administration of the estate of LEE ANN BARKER, deceased, file no.: 26-CP-001609, whose date of death was April 23, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, whose address is 1700 Monroe St., Fort Myers, FL 33901. The Personal Representative is Matthew Barker, whose address is 816 NW 3rd Ave, Cape Coral, FL 33993.

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

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

All claims not so filed within the time periods set forth in Section 733.702 of the Florida Probate Code will be forever barred. Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

A personal representative or curatrix 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 the first publication of this notice is: June 12, 2026.

**/s/ Matthew David Barker**

**Matthew David Barker,**  
**Personal Representative**  
/s/ Dylan R. Shea, Esq.  
Dylan R. Shea, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0107760  
Guardian Legal  
13102 Palm Beach Blvd, Suite E  
Fort Myers, FL 33905  
Telephone: 239.530.4300  
Email: dylan@myguardianlegal.com  
June 12, 19, 2026 26-02172L

FIRST INSERTION

**NOTICE TO CREDITORS**  
The administration of the Estate of RICHARD W. HANSON, JR., deceased, whose date of death was June 23, 2024, File Number 25-CP-3652, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The name and address of the Personal 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 within this Court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME 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 other persons having claims or demands against the decedent's estate must file their claims within this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 12, 2026.

**ELIZABETH HANSON,**

**Personal Representative,**  
21582 Bellhaven Way,  
Estero, FL 33928  
RICHARD M. MARCHEWKA, ESQ.,  
attorney for the Personal  
Representative,  
Florida Bar Number 0603120  
1601 Jackson Street, Suite 203  
Fort Myers, FL 33901  
(239) 337-1777  
June 12, 19, 2026 26-02181L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-1632  
IN RE: ESTATE OF:  
IRMGARD ECKELT,  
Deceased.

The administration of the estate of Irmgard Eckelt, deceased, whose date of death was May 23, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice was or shall be: June 12, 2026

**Personal Representative:**

**Donal J. Gross, Jr.,**  
2797 First St, Unit 1003,  
Fort Myers, FL 33916  
Attorney for Personal Representative:  
Alexis A. Sitka, P.A.  
Florida Bar No. 0004766  
Post Office Box 150171  
Cape Coral, Florida 33915  
Tel.: (239) 997-0078  
Service@SitkaLaw.com  
June 12, 19, 2026 26-02158L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
26-CP-1666  
IN RE: ESTATE OF:  
KEVIN LYNN RUHNKE, SR  
Deceased

The administration of the estate of Kevin Lynn Ruhnke, Sr., 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 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice was or shall be: June 12, 2026.

**Personal Representative:**

**Kevin Lynn Ruhnke, Jr.,**  
48 N Cloquet Rd W.,  
Esco, MN 55733  
Attorney for Personal Representative:  
/s/ Alexis A. Sitka, P.A. .  
Alexis A. Sitka, P.A.  
Florida Bar Number: 0004766  
P.O. Box 150171  
Cape Coral, Florida 33915  
Telephone: (239) 997-0078  
Alexis@sitkalaw.com  
June 12, 19, 2026 26-02167L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001146  
IN RE: ESTATE OF  
Norman D Davis  
Deceased.

The summary administration of the estate of Norman D Davis, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 123 Main Street, Fort Myers, Florida 33901. The name and address of the Petitioner is 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 12, 2026.

**Petitioner: Leslie Nicholson**

7 Ridout Street,  
Toronto, Ontario, Canada M6R1Z1  
June 12, 19, 2026 26-02197L

FIRST INSERTION

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

**CASE NO. 25-CA-000391**  
**CARRINGTON MORTGAGE SERVICES LLC**  
**Plaintiff, vs.**  
**UNKNOWN SUCCESSOR TRUSTEE OF THE HURST FAMILY TRUST DATED 2/11/2005, 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 2/11/2005, et. al., are Defendants, Clerk of Circuit Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com, on July 23, 2026 at 09:00 AM, 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, must file a claim per the requirements set forth in FL Stat. 45.302.

DATED this day of 06/04/2026.

Kevin C. Karnes  
Clerk Circuit Court  
(SEAL) By: E Windler  
Deputy Clerk  
GREENSPOON MARDER, LLP  
24-002773-01 / 34407.2068 / Jean  
Schwartz  
June 12, 19, 2026 26-02149L

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001006  
IN RE: ESTATE OF  
KIM E. GENTON  
Deceased.

The administration of the estate of Kim E. Genton, deceased, whose date of death was December 31, 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 personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is June 12, 2026.

**Personal Representative:****Todd Genton**

5238 Pelican Blvd.

Cape Coral, FL 33914

Attorney for Personal Representative:

Tasha A. Warnock, Esq.

Attorney for Personal Representative

Florida Bar Number: 116474

The Warnock Law Group

6843 Porto Fino Circle

Fort Myers, FL 33912

Telephone: (239) 437-1197

Fax: (239) 437-1196

E-Mail:

service@warnocklawgroup.com

Secondary E-Mail:

twarnock@warnocklawgroup.com

June 12, 19, 2026

26-02179L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-3267  
IN RE: ESTATE OF  
Nancy J. Moore,  
Deceased.

The administration of the estate of Nancy J. Moore, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2115 Second Street, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 12, 2026.

**Linda A. Weik**

P.O. Address: 30 Vicks Way

Orleans, MA 02653

Ged Law

Attorneys for Personal Representative

7955 Airport Pulling Road North

Suite 202

Naples, FL 34109

Telephone: 2395145048

Florida Bar No. 18808

Email Addresses: gded@ged-law.com

June 12, 19, 2026

26-02189L

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE  
SALE**

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

CIRCUIT CIVIL DIVISION

CASE NO.: 25-CA-001952

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

Plaintiff(s), vs.

AUSTIN SHAWN WHITE; ERIKA

LYNN FLEMING; THE UNKNOWN

SPOUSE OF AUSTIN SHAWN

WHITE; THE UNKNOWN

TENANT IN POSSESSION

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure entered on June 3, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of July, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 19, IN BLOCK 10, OF TIMBER CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2020000059084, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 11575 Canopy Loop, 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. 06/04/2026

Kevin Karnes

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

(SEAL) BY: E Windler

Deputy Clerk

Padgett Law Group,

Attorney for Plaintiff

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

attorney@padgettlawgroup.com

TDFP File No. 25-003363-1

June 12, 19, 2026

26-02151L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001688  
Division Probate  
IN RE: ESTATE OF  
BEVERLY ANN FOGARTY  
Deceased.

The administration of the estate of Beverly Ann Fogarty, deceased, whose date of death was March 28, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:****Keith Fogarty**

3741 SE 6th Ave.

Cape Coral, Florida 33904

Attorney for Personal Representative:

Evianna J. Martin, Attorney

Florida Bar Number: 36198

Martin Law Firm, PL

3701 Del Prado Blvd S.

Cape Coral, Florida 33904

Telephone: (239) 443-1094

Fax: (941) 213-1231

E-Mail:

eviana@martinlawfirm.com

June 12, 19, 2026

26-02166L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-001546  
Division: Probate  
IN RE: ESTATE OF  
ROBERT M. RITTER,  
Deceased.

The administration of the Estate of Robert M. Ritter, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is June 12, 2026.

**Personal Representative:****Lynn A. Ritter**

13190 Oakmont Drive #7

Fort Myers, FL 33907

Attorney for Personal Representative:

Kevin A. Kyle

Attorney for Personal Representative

Florida Bar Number: 980595

Schoenfeld Kyle &amp; Associates LLP

1380 Royal Palm Square Boulevard

Fort Myers, Florida 33919

Telephone: (239) 936-7200

Fax: (239) 936-7997

E-Mail: kevink@trustska.com

4896-9881-8723, v.1

June 12, 19, 2026

26-02190L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
File No. 26-CP-1578  
Division: Probate  
IN RE: ESTATE OF  
BARBARA H. SCHNOES  
Deceased.

The administration of the estate of Barbara H. Schnoes, deceased, whose date of death was March 24, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:****Mark J. Schnoes**

116 Merrywood Lane

Peachtree City, Georgia 30269

Attorney for Personal Representative:

Hayley E. Donaldson

Attorney

Florida Bar Number: 1002236

Sheppard Law Firm

9100 College Pointe Court

Fort Myers, FL 33919

Telephone: (239) 334-1141

Fax: (239) 334-3965

E-Mail: donaldson@sbslaw.com

Secondary E-Mail:

tcorsini@sbslaw.com

June 12, 19, 2026

26-02195L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-001567  
IN RE: ESTATE OF  
VICTOR A. DEORIO,  
AKA VICTOR DEORIO,  
Deceased.

The administration of the estate of VICTOR A. DEORIO, aka VICTOR DeORIO, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

## duty to discover whether any property

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**

/s/ Ruth C. DeOrio

**RUTH CHARLENE DEORIO, aka****RUTH CHARLEEN PFISTERER**

Attorney for Personal Representative:

/s/ Gregory J. Nussbickel

Gregory J Nussbickel

E-Mail Addresses:

greg@will.estate

christine@will.estate

Florida Bar No. 0580643

The Nussbickel Law Firm P.A.

12487 Brantley Commons Court

Fort Myers, FL 33907

Telephone: (239)900-9455

June 12, 19, 2026

26-02196L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-001697  
Division Probate  
IN RE: ESTATE OF  
KIRBY BRADFORD FOWLER  
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 Kirby Bradford Fowler, deceased, File Number 26-CP-001697, 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, 2025; that the total value of the estate is \$52,043.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Amy Roberta Zink Fowler  
3407 Mudlick Road SW  
Roanoke, VA 24018

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is June 12, 2026.

**Person Giving Notice:****Amy Roberta Zink Fowler**

3407 Mudlick Road SW

Roanoke, VA 24018

Attorney for Person Giving Notice

Evianna J. Martin, Attorney

Florida Bar Number: 36198

Evianna J. Martin Martin Law Firm, P.L.

3701 Del Prado Blvd S.

Cape Coral, FL 33904

Telephone: (239) 443-1094

Fax: (941) 213-1231

E-Mail:

eviana.martin@martinlawfirm.com

June 12, 19, 2026

26-02180L

## FIRST INSERTION

**NOTICE OF SALE**

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

GENERAL CIVIL DIVISION

--- ACTIONS / SALES ---

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-005899**  
U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST, Plaintiff, vs. OSCAR ARTURO TERAN AND MARIA DEL PILAR TERAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2026, and entered in 25-CA-005899 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST is the Plaintiff and OSCAR ARTURO TERAN; MARIA DEL PILAR TERAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING 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 July 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 34 AND 35, BLOCK 2237, CAPE CORAL UNIT 33, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
Property Address: 1932 NE 24TH AVE, CAPE CORAL, FL 33909

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

Dated this 06/08/2026.  
Kevin C. Karnes  
As Clerk of the Court (SEAL) By: T Mann  
As Deputy Clerk  
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100, Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
25-354086 - MaM  
June 12, 19, 2026 26-02206L

FIRST INSERTION

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

**Case No. 24-CA-003913**  
Lake Michigan Credit Union, Plaintiff, vs. MaryAnn B. Wilbur, et al., Defendants.  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-003913 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Lake Michigan Credit Union is the Plaintiff and MaryAnn B. Wilbur; Scott Wilbur; The Periwinkle Pines 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 09:00 AM on the 9th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

Parcel 12, phase 2, Periwinkle Pines unrecorded  
A parcel of land lying in the southwest quarter of the north-west quarter of section 25, township 46 south, range 22 east, Sanibel island, Lee County, Florida, and described as follows:

From the northwest corner of the southwest quarter of the said northwest quarter; thence along the north line of the said southwest quarter south 88° 37' 36" east for 163.74 feet; thence south 00° 52' 32" east for 162.09 feet; thence north 89° 07' 28" east for 49.08 feet to the point of beginning; thence north 04° 50' 45" east for 60.39 feet; thence north 50° 00' 02" east for 56.16 feet; thence south 89° 22' 31" east for 45.33 feet; thence south 08° 37' 36" east for 91.34 feet; thence south 71° 15' 13" west for 23.36 feet; thence north 88° 37' 36" west for 85.06 feet to the point of beginning.

TAX ID: 25-46-22-T1-00600.0120  
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 06/08/2026.

Kevin Karnes  
As Clerk of the Court (SEAL) By: T Mann  
As Deputy Clerk  
Submitted by: Brock & Scott PLLC  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Attorney for Plaintiff  
File # 24-F00787  
June 12, 19, 2026 26-02200L

FIRST INSERTION

**NOTICE OF SALE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO: 25-CA-4510

WILLIAM H. WARD AND JANICE P. WARD a/k/a JAINCE P. WARD, as Co Trustees of the Ward Family Trust dated 2-14-2020, Plaintiffs, v. HEATHER OLSON, AS TRUSTEE OF THE CAPE HATTERAS TRUST DATED 3-14-2024 and HEATHER OLSON, INDIVIDUALLY, Defendants.

Notice is hereby given that pursuant to the Final Summary Judgment of Foreclosure on Non-homestead, Residential Real Property entered on May 6, 2026, in Case Number 25-CA-4510 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein William H. Ward and Janice P. Ward a/k/a Jaince P. Ward, as Co Trustees of the Ward Family Trust dated 2-14-2020 are the plaintiffs, and Heather Olson, as trustee of the Cape Hatteras Trust dated 3-14-2024, Heather Olson, individually, Workforce Housing Authority LLC, a dissolved Florida limited liability company, unknown tenant in possession 1 N/K/A Brian Yost and unknown tenant in possession 2 N/K/A Danielle Yost are the Defendants, that I, Kevin C. Karnes, the Clerk of the Court, will sell to the highest and best bidder, for cash, by electronic sale beginning at 9:00 A.M. EST on July 9, 2026 at www.lee.realforeclose.com, the Clerk's website for on-line auctions, in accordance with Florida Statutes Chapter 45, the following described real property in Lee County, Florida as set forth in said judgment described above:

Lots 20, 21, and 22, Block 620, Unit 21, Cape Coral Subdivision, according to the plat thereof, as recorded in Plat Book 13, Pages 149 through 173, inclusive, Public Records, Lee County, Florida.  
Street Address: 1115 SE 30th Terrace, Cape Coral, Florida 33904

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

Dated 06/04/2026  
Kevin C. Karnes  
As Clerk of the Court (SEAL) By E Windler  
As Deputy Clerk

Submitted By: Robert M. Lipshutz  
Attorney for Plaintiffs  
P.O. Box 101217  
Cape Coral, Florida 33910  
239-549-8666  
Robert@lplaw.com  
June 12, 19, 2026 26-02161L

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-006519**  
Primary Residential Mortgage, Inc., Plaintiff, vs. Chastity M. Gaskalla a/k/a Chastity Gaskalla, et al., Defendants.  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-006519 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Primary Residential Mortgage, Inc. is the Plaintiff and Chastity M. Gaskalla a/k/a Chastity Gaskalla; Cody E. Walker a/k/a Cody Walker; City of Fort Myers, Florida; Progressive Select Insurance Company as Subrogee for Kimberly M. Sabatello; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00a.m. on the July 16, 2026, the following described property as set forth in said Final Judgment, to wit:

PARCEL 1:  
LOT 1, BLOCK 37, UNIT 6, EAST 1/2, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2:  
LOT 20, BLOCK 37, UNIT 6, EAST 1/2, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
TAX ID: 23-44-26-L3-06037.0010

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
Dated this 06/05/2026.

Kevin C. Karnes  
As Clerk of the Court (SEAL) By: T Mann  
As Deputy Clerk  
Submitted by: Brock & Scott, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
FLCourtDoes@brockandscott.com  
June 12, 19, 2026 26-02188L

FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-1660  
Division: Probate  
IN RE: ESTATE OF Mary O. Windle, Deceased.

The administration of the Estate of Mary O. Windle, deceased, whose date of death was February 24, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 12, 2026.

**Personal Representative:**  
Valmore Lebey Ward III  
758 Cal Cove Drive  
Fort Myers, FL 33908  
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  
4898-4688-5797, v. 1  
June 12, 19, 2026 26-02212L

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-000751

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1, Plaintiff, v. FRAZIER UNIQUE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Other Relief dated May 9, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-000751, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and FRAZIER UNIQUE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OCTEON MCALL, CHRIS MORRISON, MELISSA MORRISON, FRAZIER UNIQUE HOMES and OCTEON CALL 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 July 09, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

LOT 26, BLOCK 6111, CAPE CORAL UNIT 97, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 4328 NW 35th 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: 06/08/2026.  
KEVIN C. KARNES, Clerk of Court (SEAL) By: T Mann  
Deputy Clerk

Submitted by: HOWARD LAW  
902 Clint Moore Road, Suite 220  
Boca Raton, FL 33487  
Phone: (954) 893-7874  
Fax: (888) 235-0017  
E-Mail: Pleadings@HowardLaw.com  
Counsel for Plaintiff  
24-000489-1  
June 12, 19, 2026 26-02183L

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.:

**362025CA003172A001CH**  
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, v. SAIFON SOMBUN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 18, 2026 and entered in Case No. 362025CA003172A001CH in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SAIFON SOMBUN, 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 183 OF A PLAT OF A DIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND RECORDED IN O.R. BOOK 59, PAGE 250, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1053.0 FEET; THENCE EASTERLY DEFLECTING 89° 42' TO THE RIGHT FOR 195 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE FOR

50.0 FEET; THENCE SOUTHERLY DEFLECTING 90° 18' TO THE RIGHT FOR 132.0 FEET; THENCE WESTERLY DEFLECTING 89° 42' TO THE RIGHT, FOR 50.0 FEET; THENCE NORTHERLY DEFLECTING 90° 18' TO THE RIGHT FOR 132.0 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36

and commonly known as: 11536 MCKENNA AVE, BONITA SPRINGS, FL 34135 (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 06/03/2026.  
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/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
Paris Roach, Esq.  
FL Bar No.: 1028751  
fcpleadings@ghidottiberger.com  
June 12, 19, 2026 26-02150L

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-006366

**FREEDOM MORTGAGE CORPORATION,** Plaintiff, vs. **RONALD NEWLAND A/K/A RONALD GREGORY NEWLAND, II, et al.,** Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed May 21, 2026, entered in Civil Case No. 25-CA-006366 of the Circuit Court of the Twentieth Judicial Circuit Judicial Circuit in and for Lee County Ft. Myers, Florida, the Clerk of Court, Brandi Clerk of Court of Lee County, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 AM on October 15, 2026 on the following described property as set forth in said Summary Final Judgment:

Lot 3, Block 167, Unit 47 MIR-ROR LAKES, Section 19, Township 45 South, Range 27 East, LEHIGH ACRES, according to the Map or Plat thereof, recorded in Plat Book 27, Page 83, 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 06/05/2026

CLERK OF THE CIRCUIT COURT  
As Clerk of the Court (SEAL) BY: T Mann  
Deputy Clerk  
MCCALLA RAYMER LEIBERT PIERCE, LLP, ATTORNEY FOR PLAINTIFF  
110 SE 6TH STREET  
FORT LAUDERDALE, FL 33301  
(855) 281-3909  
MRSERVICE@MCCALLA.COM  
25-14434FL  
June 12, 19, 2026 26-02177L

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: 2025CA003593**  
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WAYDE A MOXEY, 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 case, I will sell to the highest and best bidder for cash on July 9, 2026 at 9:00 a.m., at www.lee.realforeclose.com.

LOT 10, BLOCK 2, UNIT 5, LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 1525 S Haviland Avenue, Lehigh Acres, FL 33973

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: 06/05/2026.  
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 @QPWBLOW.COM  
Matter No.: FL-009562-25  
June 12, 19, 2026 26-02178L

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-006370**  
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BILLIE LEWIN A/K/A BILLIE A. LEWIN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2026, and entered in 25-CA-006370 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE

PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BILLIE LEWIN A/K/A BILLIE A. LEWIN, DECEASED; LARRY SALLEE 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 July 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 171, UNIT C, ISLAND PARK WOODLANDS ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 34, PAGE 16 THROUGH 18, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 6046 LAKE GRASMERIE WAY, FORT MYERS, FL 33908

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

Dated this 06/08/2026.  
Kevin C. Karnes  
As Clerk of the Court (SEAL) By: T Mann  
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100, Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
25-311422 - MaM  
June 12, 19, 2026 26-02205L

--- ACTIONS / SALES ---

**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 ToyHouse located at PO BOX 443, in the County of Lee, in the City of Mystic, FL 06355 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 10, 2026.  
ToyHouse Toys, LLC  
June 12, 2026 26-02230L

**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. 25-CA-003352**  
**ANDREWS FEDERAL CREDIT UNION**  
**Plaintiff, vs.**  
**RICHARD A. SANDLE A/K/A RICHARD SANDLE, DEBORAH S. SANDLE, SERVICE FINANCE COMPANY, LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 4, 2026, 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 3 AND 4, BLOCK 5632, CAPE CORAL, UNIT 85, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 49, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 1624 NE 33RD ST, CAPE CORAL, FL 33909; 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 06/09/2026.  
Clerk of the Circuit Court  
Kevin C. Karnes  
(SEAL) By: T Mann  
Deputy Clerk

Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
339406/2529833/wll  
June 12, 19, 2026 26-02227L

**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. 25-CA-006655**  
**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION**  
**Plaintiff, vs.**  
**SCOTT LAMBERT A/K/A SCOTT LOGAN LAMBERT A/K/A SCOTT L LAMBERT, UNKNOWN SPOUSE OF SCOTT LAMBERT A/K/A SCOTT LOGAN LAMBERT A/K/A SCOTT L LAMBERT, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on 05/09/2026, 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 9, 10, AND 11, BLOCK 1925, CAPE CORAL UNIT 28, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 101 THROUGH 111, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 1123 SW 6TH AVE, CAPE CORAL, FL 33991; 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 June 25, 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 06/10/2026.  
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  
011150/2532443/sg  
June 12, 19, 2026 26-02233L

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-001431**  
**IN RE: ESTATE OF JAMES B. PLETCHER Deceased.**

The administration of the estate of James B. Pletcher, 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 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**  
**Lola E. Nees**  
106 Florida Road  
Lehigh Acres, Florida 33936  
Attorney for Personal Representative:  
/s/ Wess M. Jacobs  
Wess M. Jacobs, Attorney  
Florida Bar Number: 932655  
Osterhout & McKinney, P.A.  
3783 Seago Lane  
Fort Myers, FL 33901  
Telephone: (239) 939-4888  
Fax: (239) 277-0601  
E-Mail: wessj@omplaw.com  
Secondary E-Mail:  
hillaryh@omplaw.com  
June 12, 19, 2026 26-02202L

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-001624**  
**Division Probate**  
**IN RE: ESTATE OF JAMES JAY BRILES a/k/a JAMES J. BRILES Deceased.**

The administration of the Estate of James Jay Briles a/k/a James J. Briles, deceased, whose date of death was April 29, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against 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 representatives have no duty to discover whether any property held at the time of

the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

**Co-Personal Representatives:**  
**Michael John Briles**  
34907 SE Moffat St.  
Snoqualmie, WA 98065  
**Robert James Briles**  
134 Downing Rdg.  
Madison, AL 35758  
Attorney for Co-Personal Representatives:  
Tina M. Mays  
Florida Bar No. 0726044  
Mizell & Mays Law Firm, P.A.  
331 Sullivan St.,  
Punta Gorda, FL 33950  
Telephone: (941) 575-9291  
E-mail Addresses:  
tmays@mizell-law.com,  
ndotres@mizell-law.com  
June 12, 19, 2026 26-02203L

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-1585**  
**IN RE: ESTATE OF CHI CHOI CHAN A/K/A CHOI CHAN Deceased.**

The administration of the estate of CHI CHOI CHAN A/K/A CHOI CHAN, deceased, whose date of death was April 13, 2026, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P. O. Box 2469 Ft. Myers, 33900. 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 12, 2026.

**Personal Representative:**  
**LIU NAN YING**  
3109 9TH STREET WEST  
LEHIGH ACRES, Florida 33971  
Attorney for Personal Representative:  
KENNETH K. THOMPSON, P.A.  
Attorney  
Florida Bar Number: 344044  
1150 Lee Boulevard, Suite 1A  
Lehigh Acres, Florida 33936  
Telephone:(239) 369-5664  
Fax: (239) 369-8763  
E-Mail:  
ken@kenthompson-lawoffice.com  
Secondary E-Mail:  
yvette@kenthompson-lawoffice.com  
June 12, 19, 2026 26-02201L

**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-001497**  
**UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, SMALL BUSINESS ADMINISTRATION (SBA),**  
**Plaintiff, v.**  
**DAVID KING, ET AL., Defendant(s),**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 9, 2026 entered in Civil Case No. 25-CA-001497 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, SMALL BUSINESS ADMINISTRATION (SBA), Plaintiff and DAVID KING; DAVID KING, AS PERSONAL REPRESENTATIVE AND HEIR OF THE ESTATE OF ABIGAIL A. TULLOCH, DECEASED; UNKNOWN TENANT #1 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 July 9, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 11, BLOCK B, ORANGE CREEK SUBDIVISION, AS RECORDED IN PLAT BOOK 28, PAGES 146, TOGETHER WITH AN UNDIVIDED 1/70TH INTEREST IN RIVERFRONT LOT 17, BLOCK D, ORANGE CREEK (REPLAT) AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 73, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 11150 Orangewood Dr, Bonita Springs, FL 34135

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

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
(SEAL) T Mann  
DEPUTY CLERK OF COURT  
Submitted By: Barron A Becker  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Service Email:  
flrealprop@kelleykronenberg.com  
File No.: 3305.000116  
June 12, 19, 2026 26-02211L

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**CASE NO. 24-CA-003399**  
**TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,**  
**Plaintiff, vs.**  
**CLAUD HAYNES AND SANDRA HAYNES, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2025, and entered in 24-CA-003399 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and CLAUD HAYNES; SANDRA HAYNES; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; FLORIDA HOUSING FINANCE CORPORATION; EQUABLE ASCENT FINANCIAL LLC; ONEMAIN FINANCIAL GROUP, LLC SUCCESSOR IN INTEREST TO SPRINGLEAF CONSUMER LOAN, INC.; MV REALTY PBC, LLC are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 27, UNIT 4, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 907 ALVIN AVE, LEHIGH ACRES, FL 33971

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

Dated this 06/08/2026.  
Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: T Mann  
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
23-149637 - MaM  
June 12, 19, 2026 26-02208L

**FIRST INSERTION**

**AMENDED NOTICE OF ACTION (MORTGAGE FORECLOSURE)**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 25-CA-006754**  
**DEVA INVESTMENT GROUP, LLC, a Florida limited liability company,**  
**Plaintiff, v.**  
**LOUIE FELIPE AVILES, an individual, and MONICA LEE AVILES, his wife, Defendants.**

TO THE DEFENDANTS: LOUIE FELIPE AVILES and MONICA LEE AVILES, and all parties claiming an interest by, through, under, or against them, who may claim an interest in the real property which is the subject of this action.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida has been filed against you:  
Lots 11 and 12, Block 4822, Cape Coral Unit 71, according to the plat thereof as recorded in Plat Book 22, Page 106, of the Public Records of Lee County, Florida. a/k/a 1612 SW 13th Terrace, Cape Coral, FL 33991 STRAP No.: 21-44-23-C3-04822.0110

The last known address for the Defendants is: LOUIE FELIPE AVILES and MONICA LEE AVILES, 1612 SW 13th Terrace, Cape Coral, FL 33991.

YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Lee County Justice Complex Center, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., Prell-Spearing Law, P.A., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Telephone (239) 231-2222, email: Irina@spearinglaw.com, shenelle@spearinglaw.com, (a date within thirty (30) days after the first publication of this Notice). If you fail to do so, 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 at Lee County, Florida, this day of 06/09/2026,  
KEVIN C. KARNES  
Clerk of the Circuit Court  
(SEAL) By: N Wright-Angad  
As Deputy Clerk

Irina Prell, Esq.,  
Prell-Spearing Law, P.A.,  
3729 Chiquita Blvd. S.,  
Cape Coral, FL 33914,  
Telephone (239) 231-2222,  
email: Irina@spearinglaw.com,  
shenelle@spearinglaw.com  
June 12, 19, 2026 26-02210L

**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-006770**  
**PLANET HOME LENDING, LLC, Plaintiff, vs.**  
**MAIKEL RODRIGUEZ, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2026, and entered in 25-CA-006770 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and MAIKEL RODRIGUEZ; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOLAR MOSAIC LLC; AQUA FINANCE, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 21, UNIT 4, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 74, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 730 GODWID AVE S, LEHIGH ACRES, FL 33974

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

Dated this 06/08/2026.  
Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: T Mann  
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
25-355156 - MaM  
June 12, 19, 2026 26-02204L

**FIRST INSERTION**

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2026, and entered in 25-CA-005882 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and A & K REAL ESTATE ADVISORS LLC; KHAI T. HUYNH are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9 AND 10, BLOCK 1334, CAPE CORAL UNIT 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 96 THROUGH 120, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 1823 SE 4TH ST, CAPE CORAL, FL 33990

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

Dated this 06/08/2026.  
Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: T Mann  
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
25-354069 - MaM  
June 12, 19, 2026 26-02207L

**Q&A What is a public notice?**

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

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

--- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA - PROBATE DIVISION  
**Case No. 2026-CP-000141**  
**In Re: Estate of: THOMAS EDWARD MAULTSBY, Deceased.**

The administration of the estate of Thomas Edward Maultsby, deceased, whose date of death was September 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 12, 2026.

**Signed by: Ronald Maultsby**  
**Ronald Maultsby**  
**Personal Representative**  
 10853 Rutherford Road  
 Fort Myers, Florida 33913  
 /s/ Kelly L. Fayer  
 Kelly L. Fayer, Esq.  
 Attorney for Personal Representative  
 Florida Bar Number: 0121126  
 12601 World Plaza Lane, Suite 2  
 Fort Myers, Florida 33907  
 Telephone: (239) 435-3434  
 Fax: (239) 433-3434  
 E-Mail: notice@fayerlaw.net  
 Secondary E-Mail:  
 service@lawsprt.com  
 June 12, 19, 2026 26-02221L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-001511**  
**Division Probate**  
**IN RE: ESTATE OF JAMES A. QUAREMBA Deceased.**

The administration of the estate of James A. Quaremba, deceased, whose date of death was April 18, 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 June 12, 2026

**Personal Representative:**  
**Amelia Quaremba**  
 5051 Pelican Colony Blvd, Unit 1604  
 Bonita Springs, Florida 34134  
 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:  
 rlyons@lyons-law.com  
 June 12, 19, 2026 26-02217L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2026-CP-1729**  
**Division Probate**  
**IN RE: ESTATE OF RICHARD CRAIG MCGUIRE Deceased.**

The administration of the estate of Richard Craig McGuire, deceased, whose date of death was April 20, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 2075 Dr. Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216 - 732.228, 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 June 12, 2026.

**Personal Representative:**  
**Amber Lynn Nybo**  
 2120 Violet Lane  
 Faribault, MN 55021  
 Attorney for Personal Representative:  
 Christopher G. Price  
 E-Mail Addresses:  
 cprice@sarretprice.com  
 Florida Bar No. 0014622  
 Sarrett Price PA  
 999 Vanderbilt Beach Road, Suite 200  
 Naples, FL 34108  
 Telephone: 239-325-3350  
 June 12, 19, 2026 26-02219L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-000327**  
**Division Probate**  
**IN RE: ESTATE OF PRAMANAN SOMARU SR. Deceased.**

The administration of the estate of Pramanan Somaru Sr., deceased, whose date of death was September 12, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**  
**Pramanan Somaru Jr.**  
 1219 SE 19th Terrace  
 Cape Coral, Florida 33990  
 Attorney for Personal Representative:  
 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 12, 19, 2026 26-02215L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No.: 26-CP-1662**  
**Division: Probate**  
**IN RE: ESTATE OF MICHAEL GREENWELL, Deceased.**

The administration of the Estate of Michael Greenwell, deceased, whose date of death was October 9, 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 12, 2026.

**Personal Representative:**  
**Tracy Greenwell**  
 18500 State Road 31  
 Alva, FL 33920  
 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.k@trustska.com  
 hollyk@trustska.com  
 June 12, 19, 2026 26-02220L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-001709**  
**Division Probate**  
**IN RE: ESTATE OF LARRY SCOTT DONAHOO a/k/a LARRY S. DONAHOO Deceased.**

The administration of the Estate of Larry Scott Donahoo a/k/a Larry S. Donahoo, deceased, whose date of death was April 29, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 12, 2026.

**Personal Representative**  
**David Donahoo**  
 27 Windflower Ct.  
 Reisterstown, Maryland 21136  
 Attorney for Personal Representative  
 John B. Mizell, Esq.  
 Florida Bar No. 0562424  
 Mizell & Mays Law Firm, P.A.  
 311 Sullivan St.  
 Punta Gorda, Florida 33950  
 Telephone: (941) 575-9291  
 E-mail Addresses:  
 jnmizell@mizell-law.com,  
 ndotres@mizell-law.com  
 June 12, 19, 2026 26-02216L

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-001140**  
**Division Probate**  
**IN RE: ESTATE OF SARAH ANNE STELTZER Deceased.**

The administration of the estate of Sarah Anne Steltzer, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The 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 12, 2026.

**Personal Representative:**  
**Nicholas John Steltzer**  
 14993 Rivers Edge Ct #245  
 Fort Myers, Florida 33908  
 Attorney for Personal Representative:  
 /s/ Kelly L. Fayer  
 Kelly L. Fayer, Esq.  
 Attorney for Nicholas John Steltzer  
 Florida Bar Number: 0121126  
 KELLY L. FAYER, P.A.  
 12601 World Plaza Ln. Suit #2  
 Fort Myers, Florida 33907  
 Telephone: (239) 415-3434  
 E-Mail: notice@fayerlaw.net  
 June 12, 19, 2026 26-02231L

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-001685**  
**IN RE: ESTATE OF IRENE DOROTHY HENDRY Deceased.**

The administration of the estate of Irene Dorothy Hendry, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 12, 2026.

**Personal Representative:**  
**/s/ Gregory Maurice Hendry**  
**Gregory Maurice Hendry**  
 1004 E. Margurite Street  
 Perry, Florida 32347  
 Attorney for Personal Representative:  
 /s/ Monica Johnson  
 Monica Johnson, Esq., Attorney  
 Florida Bar Number: 1028229  
 Sunshine State Law, PLLC  
 2058 Cottage Street  
 Fort Myers, Florida 33901  
 Telephone: (239) 790-4477  
 Fax: (239) 201-2662  
 E-Mail:  
 info@sunshinestatelawoffice.com  
 June 12, 19, 2026 26-02232L

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 26-CP-001498**  
**Division: Probate**  
**IN RE: ESTATE OF JAMES ROY MONSON a/k/a JAMES R. MONSON Deceased.**

The administration of the estate of James Roy Monson a/k/a James R. Monson, deceased, whose date of death was April 17, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is June 12, 2026.

**Personal Representative:**  
**Mark D. Monson**  
 3800 Ridge Knoll Court #5  
 Fairfax, Virginia 22033  
 Attorney for Personal Representative:  
 Kelly L. Fayer, Esq.  
 Attorney  
 Florida Bar Number: 0121126  
 12601 World Plaza Lane  
 Suite 2, Bldg. 52  
 Fort Myers, Florida 33907  
 Telephone: (239) 415-3434  
 Fax: (239) 433-3434  
 E-Mail: notice@fayerlaw.net  
 Secondary E-Mail:  
 service@fayerlaw.net  
 June 12, 19, 2026 26-02222L

**SAVE TIME**



**Email your Legal Notice**  
 legal@businessobserverfl.com  
 Deadline Wednesday at noon  
 Friday Publication

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

**CASE NO.: 25-CA-006737**  
**PACIFIC LIFE INSURANCE**  
**COMPANY,**  
**Plaintiff, v.**  
**TOTAL FLORIDA, LLC, a**  
**Florida Limited Liability; RMG**  
**DEVELOPMENTS LLC, a Florida**  
**Limited Liability Company;**  
**JOHENNY MARTINEZ SOCORRO,**  
**an Individual; LUIGI RANIERI, an**  
**Individual; UNKNOWN TENANT**  
**#1; UNKNOWN TENANT #2,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 27, 2026 entered in Civil Case No. 25-CA-006737 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein PACIFIC LIFE INSURANCE COMPANY, Plaintiff and TOTAL FLORIDA, LLC, a Florida Limited Liability; RMG DEVELOPMENTS LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual; LUIGI RANIERI, an Individual 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 July 9, 2026 the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 132, UNIT 11, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 76, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3731 13th St W, Lehigh Acres, FL 33971

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

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.

06/09/2026

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

Submitted By: Barron A Becker  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Service Email:  
ftlrealprop@kelleykronenberg.com  
File No.: 3087.000624  
June 12, 19, 2026 26-02229L

FIRST INSERTION

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

**CIVIL DIVISION**  
**Case #: 25-CA-002317**  
**DIVISION: H**  
**Wilmington Savings Fund Society,**  
**FSB, not in its individual capacity**  
**but solely as Owner Trustee of**  
**Palisades Mortgage Loan Trust**  
**2021-RTL1**  
**Plaintiff, -vs.-**  
**Production HUB LLC, a Wyoming**  
**Limited Liability Company; Juan**  
**Manuel Serrano; Alex Olivares; A**  
**Olivares Construction, Inc.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-002317 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of Palisades Mortgage Loan Trust 2021-RTL1, Plaintiff and Production HUB LLC, a Wyoming Limited Liability Company are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on June 25, 2026, the following described property as set forth in said Final Judgment, to wit:

Property Address: 3213 Vera Court, Lehigh Acres, FL 33976  
a. Legal Description: LOT 2, BLOCK 5, UNIT 1, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 189, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
b. Parcel ID No. 11-45-26-01-00005.0020

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

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

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
(561) 998-6700  
(561) 998-6700  
25-332800 FC01 FYV  
June 12, 19, 2026 26-02225L

FIRST INSERTION

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

**GENERAL JURISDICTION**  
**DIVISION**  
**CASE NO. 26-CC-1494**  
**HIDEAWAY COUNTRY CLUB**  
**PROPERTY OWNERS'**  
**ASSOCIATION, INC., A**  
**FLORIDA NOT FOR PROFIT**  
**CORPORATION,**  
**PLAINTIFF, V.**  
**CLIFFORD EDWARD CRIPPEN,**  
**ET AL.,**  
**DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2026, and entered in Case No. 26-CC-1494 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein HIDEAWAY COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC. is Plaintiff, and Clifford Edward Crippen and Linda Lucille Crippen are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 9th day of July, 2026 the following described property as set forth in said Final Judgment, to wit:

Unit 111, Building 1, of Merion Village Condominium at the Hideaway Country Club, a Condominium according to the

Declaration of Condominium thereof recorded in Official Records Book 1722, page 4477, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements.

A/K/A: 5650 Trailwinds Drive, Unit # 111, Fort Myers, FL 33907  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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.

06/09/2026

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

BECKER & POLIAKOFF, P.A.  
Attorneys for Plaintiff  
Carolyn C. Meadows, Esq.  
Florida Bar #92888  
1 East Broward Blvd., Suite 1900  
Fort Lauderdale, FL 33301  
Phone: (954) 985-4102  
Fax: (954) 987-5940  
Primary email:  
cofoservicemail@beckerlawyers.com  
H05305/431385/31584733  
June 12, 19, 2026 26-02228L

FIRST INSERTION

**WILDBLUE COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the WildBlue Community Development District ("District") will hold a Regular Meeting on July 2, 2026 at 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Boulevard, Fort Myers, Florida 33913 for the purpose of considering any business that may properly come before the Board.

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

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

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

District Manager  
June 12, 2026 26-02223L

FIRST INSERTION

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

**CIVIL DIVISION**  
**Case #: 25-CA-005194**  
**Rocket Mortgage, LLC f/k/a Quicken**  
**Loans, LLC**  
**Plaintiff, -vs.-**  
**Unknown Heirs, Devisees, Grantees,**  
**Assignees, Creditors, Lienors, and**  
**Trustees of Nancy Lynn Meyer a/k/a**  
**Nancy L. Meyer a/k/a Nancy Meyer**  
**a/k/a Nancy Larsen, Deceased, and**  
**All Other Persons Claiming by and**  
**Through, Under, Against The Named**  
**Defendant (s); Kristine Lynn Reid**  
**a/k/a Kristine L. Reid a/k/a Kristine**  
**Meyer Reid a/k/a Kristine Lynn**  
**Meyer; Deborah Ann Meyer a/k/a**  
**Deborah A. Meyer; David Allen**  
**Meyer a/k/a David A. Meyer;**  
**Unknown Spouse of Kristine Lynn**  
**Reid a/k/a Kristine L. Reid a/k/a**  
**Kristine Meyer Reid a/k/a Kristine**  
**Lynn Meyer; Unknown Spouse of**  
**Deborah Ann Meyer a/k/a Deborah**  
**A. Meyer; Unknown Spouse of David**  
**Allen Meyer a/k/a David A. Meyer;**  
**Rocket Mortgage, LLC, fka Quicken**  
**Loans, LLC; Discover Bank;**  
**Portico Master Property Owners**  
**Association, Inc.; Unknown Parties**  
**in Possession #1, if living, and all**  
**Unknown Parties claiming by,**  
**through, under and against the**  
**above named Defendant(s);**  
**Unknown Parties in Possession #2,**  
**if living, and all Unknown Parties**  
**claiming by, through, under and**  
**against the above named**  
**Defendant(s)**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-005194 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Unknown Heirs, De-

visees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nancy Lynn Meyer a/k/a Nancy L. Meyer a/k/a Nancy Meyer a/k/a Nancy Larsen, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on June 25, 2026, the following described property as set forth in said Final Judgment, to wit:

Property Address: 14396 Vindel Circle, Fort Myers, FL 33905  
a. Legal Description: LOT NO. 271, OF PORTICO PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 200600041756, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
b. Parcel ID No. 33-43-26-01-00000.2710

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

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

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
(561) 998-6700  
(561) 998-6700  
25-333338 FC01 CXE  
June 12, 19, 2026 26-02226L



SALES



Email your Legal Notice

legal@businessobserverfl.com

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FLORIDA'S NEWSPAPER FOR THE G-SIDE  
**Business Observer**

1/2/2026\_1920

Q&A

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.

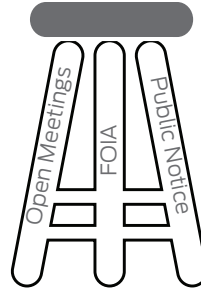
VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

To publish your legal notice Email:  
legal@businessobserverfl.com

1/18237\_1717

# 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**

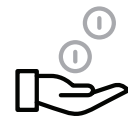


**Verifiability**



**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](https://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.

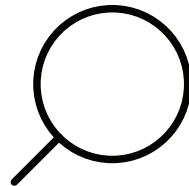


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

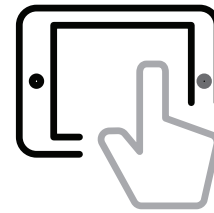
**Verifying publication is difficult-to-impossible on the web.**

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

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

# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



### 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

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SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND 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

THIRD 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 foreclose 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

FOURTH INSERTION

**NOTICE OF ACTION FOR VERIFIED PETITION FOR DISSOLUTION OF MARRIAGE WITH NO MINOR CHILDREN**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CASE NO.: 25-DR-2683

IN RE:  
Antoinette Stambaugh,  
Petitioner/Wife,  
and  
Michael John Stambaugh,  
Respondent/Husband.

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

YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to the attorney for the Petitioner, as 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

or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE JOINT PETITION.

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

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

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

Dated: 05/14/2026

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

26-01924L

THIRD INSERTION

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

CASE NO.: 26-DR-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: W Willey  
Deputy Clerk  
May 29; June 5, 12, 19, 2026

26-02121L

THIRD INSERTION

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

Case No. 25-CA-6863

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

TO: Faruk Issa, 138 E 112th ST Apt 3D  
New York, NY 10029,  
Tissa Investments LLC, 733 Stackhurst  
Way Wake Forest, NC 27587, US

All Persons Unknown, Claiming any Legal or Equitable Right, Title, Estate Lien Or Interest in the Property Described in the Complaint Adverse to Plaintiff Title, Or Any Cloud upon Plaintiff Title Thereto.

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

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

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

DATED: 05/20/2026

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

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

26-01977L

--- ESTATE / PUBLIC SALES ---

SECOND 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

SECOND 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: kevink@trustska.com  
hollyk@trustska.com  
4931-1118-9917, v. 1  
June 5, 12, 2026

26-02136L

SECOND 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 0WP, VIN 1JJV532D5AL417260, Florida License Plate Number QA9 1WP, 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-Gene 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, CBO0325SWSS; 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 cycler16; 1-Araya Douglas Scientific, GEN/0510/MW/0219; 1-Nexar Gen/0477/MW/0219; 7-GeneAmp 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 Ultimatic conveyors. All personal property will be sold subject to existing liens of record.

June 5, 12, 2026

26-02139L

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH COUNTY  
hillsclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

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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.

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

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



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SECOND 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 CLAIM-  
ING A RIGHT TO FUNDS REMAIN-  
ING 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

SECOND 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 testate 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 WITHIN 3  
MONTHS AFTER THE DATE OF THE  
FIRST PUBLICATION OF THIS NOTICE  
OR 30 DAYS AFTER THE DATE OF  
SERVICE OF A COPY OF THIS NOTICE  
ON THEM. ALL 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

SECOND 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, de-  
ceased, 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 the decedent's estate must file  
their claims with this Court WITHIN  
THREE MONTHS AFTER THE DATE  
OF THE FIRST PUBLICATION OF  
THIS NOTICE.

ALL CLAIMS 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

SECOND 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 the decedent's estate must file  
their claims with this Court WITHIN  
THREE MONTHS AFTER THE DATE  
OF THE FIRST PUBLICATION OF  
THIS NOTICE.

ALL CLAIMS 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

SECOND 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 PUBLI-  
CATION OF THIS NOTICE OR 30  
DAYS AFTER THE DATE OF SER-  
VICE 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 Com-  
munity 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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

SECOND 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, de-  
ceased, whose date of death was Octo-  
ber 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 un-  
matured, 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 PUBLI-  
CATION OF THIS NOTICE OR THIRTY  
(30) DAYS AFTER THE DATE OF  
SERVICE OF A COPY OF THIS NOTI-  
CE ON THEM.

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

SECOND 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 Lu-  
ther 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 Com-  
munity 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

SECOND 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  
Armando 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 ad-  
dresses of the personal representative  
and the personal representative's attor-  
ney are set forth below.

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

All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 Com-  
munity 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

SECOND 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 Representa-  
tive and the Personal Representative's  
attorney are set forth below.

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

All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 Com-  
munity 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

SECOND 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 Div-  
ision, 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 Com-  
munity 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**  
Business Observer

--- PUBLIC SALES ---

SECOND INSERTION

Notice of Self Storage Sale
Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 6/23/26 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

SECOND 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. 732.221, 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

THIRD INSERTION

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

IN RE: ESTATE OF BARBARA ANN CAMPBELL, Deceased.

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

Kevin C. Karnes As Clerk of the Court (SEAL) By: B Rivera As Deputy Clerk

Anthony F. Diecidue, Esquire, GENDERS ALVAREZ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609 May 29; June 5, 12, 19, 2026 26-01983L

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-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 KEVIN C. KARNES As Clerk of said 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 File No.: 25-00513 CMS V6.20190626 June 5, 12, 2026 26-02052L

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 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 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 Christopher Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johann Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottiberger.com June 5, 12, 2026 26-02095L

SECOND 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 SAID 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

SECOND 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 THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is 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

--- ACTIONS / SALES ---

SECOND 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:

courtfilings@capecoralattorney.com

June 5, 12, 2026 26-02138L

FOURTH 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-

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

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

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

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

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

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

KEVIN C. KARNES

As Clerk of said Court

(SEAL) By: N Wright-Angad

Deputy Clerk

Wesley T. Mathieu, Esq.,  
1314 Cape Coral Parkway E., Suite 320,  
Cape Coral, FL 33904,  
(239) 772-1993

May 22, 29, June 5, 12, 2026

26-01934L

SECOND INSERTION

**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 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

Counsel for Plaintiff

25-000444-1

June 5, 12, 2026 26-02062L

SECOND 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

SECOND 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, 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.**

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, Damirria; 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.**

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.**

035 - Gavin, Eric; 049 - Thomas, Steven; 079 - Badrick, Jessica; 094 - watson, antonetta; 113 - alexander, April; 178 - Botorff, Emory; 213 - Feliciano, Evaristo; 247 - Keller, Tara; 328 - German, Marlon; 424 - daniel, Leandro; 506 - palmer, Christopher; 548 - bryant, Zquoya; 926 - Gutierrez, Jesse; 937 - Fellows, Courtney

**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.**

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.**

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.**

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, Britney; D065 - Lewandowski, James; E023 - Walsh, Cole; E036 - Pineda, Leah; E066 - Nieves, 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.**

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.

June 5, 12, 2026

26-02045L

SECOND 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, 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.**

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, Braylan; 3179 - Rosario, Angel; 3183 - Darrant, Kelsiedy; 3213 - I AM GRACED CREATIONS LLC Johnson, Jaciann; 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.**

1099 - Douglas-Rose, Carles; 1115 - Spanulo, Jillian; 1202 - Peralta, Jessenia; 1208 - Hearn, Patricia; 1510 - Rojas, Martha; 1532 - Gilbert, Woodrow John; 1556 - W, Alex; 2055 - Jestes, 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.**

1083 - Donaldson, Levi; 111037 - Lyons, Paul; 1113 - Suthard, Frances; 2017 - Ferrell, Falayshiea; 2022 - Lee, Kimberly; 2037 - Ochoa, Jessica; 2063 - Chaverri, Jonathon; 2064 - Taylor-Evariste, Barbara; 2177 - Ordonez, 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.**

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.

June 5, 12, 2026

26-02046L

THIRD 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 PLL

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

## THIRD 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

**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

## THIRD 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 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

## SECOND INSERTION

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

CASE NO.: 25-CA-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

## THIRD 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

## SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 26-CA-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

## 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-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

## SECOND INSERTION

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

CASE NO. 25-CA-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

## 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: 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  
SERVICECOPIES@QPWWBLAW.COM  
Matter No.: FL-009995-25  
June 5, 12, 2026 26-02081L

--- ACTIONS / SALES ---

SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-CA-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

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. 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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, DEVEISEES and BENEFICIARIES OF DONNA BOLEMAN, WOODROW BOLEMAN, if living, and if Deceased, THE UNKNOWN HEIRS, DEVEISEES 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, DEVEISEES and BENEFICIARIES OF DONNA BOLEMAN, WOODROW BOLEMAN, if living, and if Deceased, THE UNKNOWN HEIRS, DEVEISEES 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  
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

SECOND 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 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR LEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 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  
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  
25-10301FL

June 5, 12, 2026 26-02117L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
Case No. 25-CA-004388

**Freedom Mortgage Corporation, Plaintiff, vs. Abdul M. Ishaq a/k/a Abdul Mumin Ishaq, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-004388 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Abdul M. Ishaq a/k/a Abdul Mumin Ishaq; Nicole M. Ishaq f/k/a Nicole Marie Ortiz; Unknown Spouse of Douglas Magomo are the Defendants, that I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, beginning at 09:00 AM on the 16th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 1, PLAT OF UNIT 1, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 128 AND 129, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
TAX ID: 14-45-27-L1-01001.0160

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

Brock & Scott PLLC  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Attorney for Plaintiff  
File # 25-F02115

June 5, 12, 2026 26-02059L

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO: 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 33990

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 E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-102510-F00

June 5, 12, 2026 26-02128L

SECOND INSERTION

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

CASE NO. 25-CA-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

SECOND 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, BARDEENS 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, 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

SECOND 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

SECOND INSERTION

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

CASE NO. 26-CA-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 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 (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

SECOND INSERTION

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

CASE NO.: 2025-CA-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 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

SECOND INSERTION

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

CASE NO. 25-CA-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 (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

SECOND INSERTION

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

CASE NO. 26-CA-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 (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

--- TAX DEEDS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #: 2026000003

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

Certificate Number: 24-23860 Year of Issuance 2024 Description of Property LOTS 14 AND 15, BLOCK 96, OF UNIT 15, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 68, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-45-27-15-00096.0140 Names in which assessed: HUBERT E TAYLOR, HURBERT E. TAYLOR, MIDWAY PLAZA LLC, MIDWAY PLAZA, LLC, PLUNKET LUSCETTA, PLUNKETT LUSCETTA

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/14/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. May 22, 29; June 5, 12, 2026

26-01886L

SECOND INSERTION

**NOTICE 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND INSERTION

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

**CASE NO. 25-CA-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

SECOND INSERTION

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

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

SECOND 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**

LY20906\_V5

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL 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

SECOND INSERTION

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

CASE NO.: 25-CA-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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

GENERAL JURISDICTION DIVISION

CASE NO. 26-CA-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

SECOND 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 interestholder 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

SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 25-CA-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 NORTHWEST 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

SECOND 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 AMERICA

on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF 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 AMERICA

on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF 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 AMERICA

on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF 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 AMERICA

on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF 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 AMERICA

on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF 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 AMERICA

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER E.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 #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

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

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

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-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

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

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