

LEE COUNTY LEGAL NOTICES

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

FIRST INSERTION

Notice of Public Sale

Self Storage unit contents will be sold by Self Storage plus to satisfy a lien for rental on July 8th, 2026 at approximately 1:00 PM at www.storagetreasures.com for the following location: 17701 Summerlin Road, Fort Myers, FL 33908. The contents of approximately 4 units will be sold containing household goods, furniture, electronics, tools, etc.

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

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 07/8/2026 at 1:00 PM.

Occupant Name
Jeffery Ekiss, Jeffery G Ekiss
Andrew Price
Johnny Vicente
Holly Shrader

Description of Property
Household Goods
Household Goods
Household Goods
Household Goods

June 26; July 3, 2026

26-02332L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/14/26 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Evensen Germain. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 26; July 3, 2026

26-02331L

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date July 17th, 2026 @ 10:00 AM at each individual repair facility. 42031 2010 Dodge VIN#: 1D7RV1CT7AS239061 Repair Facility: Cape Coral Chrysler Dodge Jeep Ram 2200 NE Pine Island Rd Cape Coral 239-500-0000 Lien Amt \$2,464.22

June 26, 2026

26-02333L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Jeffrey D. Harris, desiring to engage in business under the fictitious name JDH Web Consulting located at 13980 Amblewind Cove Way, Fort Myers, FL 33905, 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 26, 2026

26-02334L

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 Trusted Steps Dance located at 3880 Central Ave, 202 in the City of Fort Myers, Lee, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of June, 2026
Trusted Accounts LLC
Cesar Ulises Larrea Rodriguez,
Manager

June 26, 2026

26-02357L

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 BACKWATER TIKI BAR AND GRILL located at 3448 MARINATOWN LN, UNIT A in the City of N FT MYERS, Lee, FL 33903 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of June, 2026
BACKWATER TIKI BAR AND GRILL LLC
JENNIFER TRCKA

June 26, 2026

26-02336L

FIRST INSERTION

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

Tax Deed #:2026000015

NOTICE IS HEREBY GIVEN that Robert J Oelwang 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: 24-01045
Year of Issuance 2024
Description of Property PART OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF GOVERNMENT LOT 4, SECTION 28, TOWNSHIP 46 SOUTH, RANGE 22 EAST, SANIBEL ISLAND, LEE COUNTY, FLORIDA, MORE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF GOVERNMENT LOT 4, SECTION 28, TOWNSHIP 46 S, RANGE 22 E, LEE COUNTY, FLORIDA, 374.35 FEET NORTH OF A POINT WHICH IS 30 FEET PERPENDICULAR DISTANCE NORTHEASTERLY OF THE CENTER LINE OF GULF DRIVE; THENCE NORTH ALONG SAID EAST LINE FOR 100 FEET; THENCE WEST AT A 90 DEGREE ANGLE FOR 150 FEET; THENCE SOUTH FOR 100 FEET; THENCE EAST FOR 150 FEET TO THE POINT OF BEGINNING Strap Number 28-46-22-T3-00004.0050

Names in which assessed:
ALLAN S BROOKS, BARNES W BROOKS, OLIVER N BROOKS JR, TRUMAN H N BROOKS

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 08/18/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 26; Jul. 3, 10, 17, 2026

26-02358L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-CP-001619 IN RE: ESTATE OF MARIA TERESA BARRIOS a/k/a MARIA T. BARRIOS, Deceased.

The administration of the estate of Maria Teresa Barrios a/k/a Maria T. Barrios, deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Personal Representative:
DocuSigned by: Brenda Barrios
Brenda Barrios
176 Emil Court, Unit A
Bartlett, IL 60103

Attorney for Personal Representative:
/s/ Alvaro C. Sanchez
ALVARO C. SANCHEZ, ESQ.
Attorney for Petitioner
Burandt, Adamski, Feichtthaler & Sanchez, PLLC
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel (239) 542-4733
FAX (239) 542-9203
FLA BAR NO. 105539
Primary Email:
alvaro@capecoralattorney.com
Secondary Email:
courtfilings@capecoralattorney.com
June 26; July 3, 2026 26-02355L

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000530 IN RE: ESTATE OF SANDRA JANE WATKINS, Deceased.

TO: DAVID LIERLY

YOU ARE NOTIFIED that a Petition for Distribution and Petition for Discharge has been filed in this court. You are required to serve a copy of your written defenses, if any,

26-02374L

FIRST INSERTION

NOTICE TO CREDITORS AND NOTICE OF ADMINISTRATION IN THE 20TH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY FLORIDA PROBATE DIVISION File Number: 26-CP-001651 IN RE: ESTATE OF RONALD DOUGLAS KANAR Deceased.

The administration of the Estate of RONALD DOUGLAS KANAR deceased, File Number 26CP001651, is pending in the 20th Judicial Circuit Court for Lee County, Florida, Probate Division, the address of which is 20th Circuit Court for Lee County, Florida, Probate Division, Lee Justice Center, 2075 Martin Luther King Jr. Blvd. 2nd Fl. Fort Myers, FL 33901. The estate is intestate. The name and address of the personal representative and the personal representative's attorney are set forth below. All interested persons on whom a copy of this Notice is served must file objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court, by filing a petition or other pleading requesting relief with this Court, in accordance with the Florida Probate Rules, WITHIN THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. A beneficiary of this estate is not required to have an attorney or to file any document in order to receive the inheritance provided by law. However, if you are in doubt regarding your rights, you should consult your attorney.

All interested person on whom a copy of this Notice is served who challenges the qualifications of the personal representative, venue, or jurisdiction of the court is required to file objection with the court following the form and procedure provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the notice of administration on that person, or those objections are forever barred. A Petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 of the Florida Probate Code WITHIN THE

TIME REQUIRED BY LAW, which is on or before the later of the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate or validity of the will or involving any other matter affecting any part of the exempt property, or the right of the person to exempt property is deemed to have been waived.

Any election to take an elective share must be filed WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death.

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

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

ALL OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The FIRST DATE OF PUBLICATION of this notice is: 06/26/2026

Personal Representative

David D. Kanar
c/o 620 Robin Road
Lakeland FL 33803

Attorney for Personal Representative:

Eric K. Allen, Esq.
Law Offices of Eric Allen, P.A.

620 Robin Road
Lakeland, Florida 33803

863-665-7220/fax 863-248-2957
Florida Bar Number: 0115045

June 26; July 3, 2026 26-02349L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003792 IN RE: ESTATE OF William J. Marshall (AKA William Junior Marshall AKA William Marshall) Deceased.

The administration of the estate of William J. Marshall, deceased, whose date of death was November 13, 2024, 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 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 26, 2026.

Personal Representative:

/s/ Margie Marshall
Margie Marshall
18766 Spruce Drive E.

Fort Meyers, Florida 33967

Attorney for Personal Representative:

/s/ Jessa M. Gary
Jessa M. Gary

E-mail Addresses:
jgary@isaacwiles.com

Florida Bar No. 92351
Isaac Wiles Burkholder & Miller

300 W. Wilson Bridge Road, Suite 170
Worthington, Ohio 43085

Telephone: (614) 221-2121
June 26; July 3, 2026 26-02363L

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: 2025CA002365
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE, OF GCAT 2024-NQM1 TRUST, Plaintiff, vs. HECTOR ALEJANDRO QUINTANA RODRIGUEZ, MONICA ODOARDO; et. al., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's

Motion to Reschedule Foreclosure Sale entered on June 3, 2026 in the above-styled cause, I will sell to the highest and best bidder for cash on July 23, 2026 at 9:00 a.m., at www.lee.realforeclose.com.

LOT 26, IN BLOCK 13, OF TIMBER CREEK - PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2021000148212, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 11436 Canopy Loop, Fort Myers, FL 33913
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001743 Division PROBATE IN RE: ESTATE OF KATHLEEN BARON, aka N/A Deceased.

The administration of the estate of KATHLEEN BARON, also known as N/A, deceased, whose date of death was May 15, 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, 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.

Signed on this 18TH day of JUNE, 2026.

HEATHER DEFAIRA A/K/A HEATHER L. MCDONOUGH
Personal Representative
1303 SW 13TH Terrace
Cape Coral FL 33991
DAVID ZACHARY SMITH, Esq.
Attorney for Personal Representative
Florida Bar No. 0968110
Smith & Smith Group, PLLC
6870 Highland Pines Cir
Fort Myers, Florida 33966
Telephone: 239-400-5205
Email: losspc@gmail.com
Secondary Email: losspc@aol.com
June 26; July 3, 2026 26-02350L

FIRST INSERTION

Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/14/26 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Rachel Wilson; Jennifer Brown. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 26; July 3, 2026 26-02330L

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

Dated: 06/18/2026.
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@QPWBLAW.COM
Matter No.: FL-008881-25
June 26; July 3, 2026 26-02364L

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-006836

**PACIFIC LIFE INSURANCE
COMPANY,
Plaintiff, v.
TOTAL FLORIDA LLC, a Florida
Limited Liability Company;
JOHENNY MARTINEZ SOCORRO;
LUIGI RANIERI; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated May 27, 2026 entered in Civil Case No. 25-CA-006836 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein PACIFIC LIFE INSURANCE COMPANY, Plaintiff and TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO; LUIGI RANIERI 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 16, 2026 the following described property as set forth in said Final Judgment, to-wit:
LOT 2, BLOCK 136, UNIT 26,
SOUTHWOOD, SECTION
8, TOWNSHIP 45 SOUTH,

RANGE 27 EAST, LEHIGH
ACRES, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 26,
PAGE 90, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
Property Address: 335 Rawlings
Ave, Lehigh Acres, FL33974

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.

06/16/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) N Wright-Angad
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.: 3087.000640
June 26; July 3, 2026 26-02343L

FIRST INSERTION

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF WORKSHOP

Notice is hereby given that the Board of Supervisors ("Board") of the Stoneybrook Community Development District ("District") will hold a Workshop on **Tuesday, July 14, 2026 at 6:00 p.m.**, at the **Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928** to further discuss long-term planning for the community, specifically to provide a path to set a mission statement and strategic planning.

This workshop is not a meeting of the District and the members of the Board will not convene for purposes of taking action on matters of the District's business, nor will the Supervisors present/discuss the District's business between themselves. The facts being gathered may relate to some future action to be considered by the Board of Supervisors. Accordingly, this notice is given in compliance with Florida Statutes §286.011.

The workshop is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the workshop 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://www.stoneybrookesteroedd.com/>.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the workshop because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the workshop. 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.

District Manager
Stoneybrook Community Development District
June 26, 2026 26-02377L

FIRST INSERTION

Notice of Public Sale

Notice of Public Auction for monies due on storage units. The auction will be held on JULY 16, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

NAME	UNIT	BALANCE
FACILITY 79 4340 Kernel Cir Fort Myers, FL 33916		
Joan Richards-Summers	7146	489.9
FACILITY 71 4457 Kernel Cir Fort Myers, FL 33916		
NAME	UNIT	BALANCE
ANTOINETTE WELLS	1106	319.9
ROCCO RUZZO	1149	337.80
ANTOINETTE WELLS	1114	425.8
FABIAN BOSWELL	1118	427.8
SHAKELIA BURDETTE	1056	337.8
T Howell	124	485.8
Isiah Prieto	1104	337.8
FACILITY 25 16901 N. Cleveland Ave N. Fort Myers, FL 33903		
NAME	UNIT	BALANCE
samantha frye	1045	613.8
MARK JOHNSON	1354	227.8
SERENITY BLACK	1088	423.8
Dharma Demaranville	1147	421.8
Guido MINAYA	3118	279.9
RALPH ALTY	1330	209.9
STACEY STEWART	1249	597.8
ALBERT BARLOW	1188	269.9
SARAH CRISP	1174	287.8
Daniel Fiorillo	1050	417.8
Farrah Sturgis	1036	423.8
Yuselys Toledo Millares	1231	269.9
John Brock	1134	269.9
June 26; July 3, 2026		26-02378L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
25-CA-001914

**CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, VS.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER, OR AGAINST THE
ESTATE OF LINDA JANE
DANDREA, DECEASED;
TELECHECK SERVICES, INC;
HEATHERWOOD LAKES
PROPERTY ASSOCIATION, INC.;
UNKNOWN TENANT #1 N/K/A
AMANDA CONZELMAN;
MICHELLE LYNN WHITSON;
Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 16, 2026 in Civil Case No. 25-CA-001914, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LINDA JANE DANDREA, DECEASED;

TELECHECK SERVICES, INC;
HEATHERWOOD LAKES PROPER-
TY ASSOCIATION, INC.; UNKNOWN
TENANT #1 N/K/A AMANDA CON-
ZELMAN; UNKNOWN TENANT #2
and MICHELLE LYNN WHITSON are
Defendants.

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:

LOT 57, BLOCK 7015, HEATH-
ERWOOD LAKES, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 77, PAGE(S) 20
THROUGH 25, INCLUSIVE,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA

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

WITNESS my hand and the seal of the court on 06/18/2026.

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
1190-1631B
June 26; July 3, 2026 26-02365L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO
CHAPTER 45**
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA GENERAL
JURISDICTION DIVISION
CASE NO. 25-CC-2706

**TAMIAMI MASTER
ASSOCIATION, INC., A
FLORIDA NOT FOR PROFIT
CORPORATION,
PLAINTIFF, V.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF LLOYD B. MILLER, ET AL.,
DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 28, 2026, and entered in Case No. 25-CC-2706 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein TAMIAMI MASTER ASSOCIATION, INC. is Plaintiff, and Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees, and All Others Who May Claim An Interest In The Estate Of Lloyd B. Miller and Unknown Spouse of Lloyd B. Miller 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 leasehold interest for possession

and occupancy in the below described Cooperative Unit as set forth in said Final Judgment, to wit:

Unit/Lot No. 64, Block 3, of
TAMIAMI CO-OP, Inc., a Florida
not-for-profit corporation, ac-
cording to Exhibit "B" (the "Plot
Plan") of the Declaration of Mas-
ter Form Occupancy Agreement
recorded in O.R. Book 3719, Page
319, et seq., Public Records of
Lee County, Florida (the "Decla-
ration"), and as legally described
in Exhibit "A" to said Declaration.
A/K/A: 3066 Sky Villa Lane,
North Fort Myers, FL 33903

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

06/17/2026

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

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
J. Kevin Miller, Esq.
Florida Bar #0245460
1 East Broward Blvd.,
Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservice@mail@beckerlawyers.com
T02276/405421/31537202
June 26; July 3, 2026 26-02342L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: CASE NO:
25-CA-006426

**CROSSCOUNTRY MORTGAGE,
LLC,
Plaintiff, vs.
CHRISTINE ALLEN AKA
CHRISTINE FERN ALLEN, et al.,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated the 16th day of June 2026, and entered in Case No. 25-CA-006426, of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein CROSS-COUNTRY MORTGAGE, LLC, is the Plaintiff and CHRISTINE ALLEN AKA CHRISTINE FERN ALLEN; DAVID WAYNE ALLEN; and UNKNOWN TENANT #1, are defendants. Kevin C. Karnes, the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at 9:00 AM on the 17th day of July 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 21 AND 22, BLOCK
463, CAPE CORAL UNIT 15, A

SUBDIVISION, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
13, PAGE(S) 69 THROUGH 75,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

Property Address: 703 WILD-
WOOD PKWY, CAPE CORAL,
FL 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated this 06/17/2026

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

Submitted by:
DELUCA LAW GROUP PLLC.
ATTORNEY FOR THE PLAINTIFF
2101 NE 26TH STREET
FORT LAUDERDALE, FL 33305
TELEPHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
Service@delucalawgroup.com
25-06868-1
June 26; July 3, 2026 26-02341L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1838
Division Probate
IN RE: ESTATE OF
RANDALL L. SPIVEY, JR.
a/k/a RANDALL LEE SPIVEY, JR.,
Deceased.

The administration of the Estate of RANDALL L. SPIVEY, JR. a/k/a RANDALL LEE SPIVEY, JR., deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 26, 2026.

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

Personal Representative:

TRICIA A. SPIVEY

c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135

Attorney for the Personal Representative:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
9685761.1.docx 6/11/2026
CM:824273-0001
June 26; July 3, 2026 26-02373L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE JUDICIAL CIRCUIT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026-CP-001603
IN RE: ESTATE OF
EARNEST DEWEY HUTTO JR.,
Deceased.

The administration of the estate of EARNEST DEWEY HUTTO JR., deceased, whose date of death was MARCH 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., 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.

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

The date of first publication of this notice is: June 26, 2026.

DEIDRA LINN

Personal Representative

2909 Blount St., Apt 6B
Fort Myers, FL 33916
MATTHEW MCCONNELL, Esq.
Florida Bar No. 126161
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 111868
Naples, FL 34108
T: 239-434-0840 - F: 239-434-0940
matthew@dickmanlawfirm.org
June 26; July 3, 2026 26-02356L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT IN
AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001796
Division 6
IN RE: ESTATE OF
JAMES DAVID DONALDSON II
Deceased.

The administration of the estate of James David Donaldson II, deceased, whose date of death was November 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Meyers, 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 26, 2026.

Personal Representative:

Daqwan Javon Fleming

6988 SW 132nd Street
Ocala, Florida 34473
Attorney for Personal Representative:
Rachel M. Alvarez, Esq.
E-mail Addresses:
rma@rachelalvarez.com,
assistant@rachelalvarez.com
Florida Bar No. 702961
The Alvarez Law Firm
1035 S. Semoran Blvd.,
Bldg. 2, Ste. 1021F
Winter Park, Florida 32792
Telephone: (407) 970-2954
June 26; July 3, 2026 26-02351L

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 CYPRESS LAKE located at 7460 LAKE

BREEZE DRIVE in the City of FT. MYERS, Lee, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of June, 2026
FT. MYERS
June 26, 2026 26-02392L



SAVE TIME

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

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

IV20906_V12

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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.

IV20927_V12

--- SALES ---

FIRST INSERTION

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

CASE NO. 25-CA-000630
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLEY AS THE TRUSTEE OF
IMPERIAL FUND MORTGAGE
TRUST 2022-NQM7
Plaintiff, v.
XAVIER NOE VILLARREAL A/K/A
XAVIER VILLARREAL; MELANIE
DAWN VILLARREAL A/K/A
MELANIE VILLARREAL;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2; CITY
OF CAPE CORAL, FLORIDA, A
MUNICIPAL CORPORATION;
WILLIAM B. FUCILLO, JR., AS
CO-TRUSTEE OF TESTAMENTARY
TRUST F/B/O WILLIAM B.
FUCILLO, JR. (BILLY'S TRUST);
WILLIAM B. FUCILLO, JR., AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF WILLIAM
B FUCILLO A/K/A WILLIAM
FUCILLO; ROBERT S.
SCALIONE, ESQ., AS TRUSTEE OF
TESTAMENTARY TRUST
F/B/O CYNTHIA FUCILLO
(CYNTHIA'S TRUST)
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 27, 2026, in this cause, in the Circuit Court of Lee County, Florida, the clerk shall sell the property situated in Lee County, Florida, described as:

ALL OF THE LAND NORTH OF STATE ROAD NUMBER 80, KNOWN AS PALM BEACH BLVD, IN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

AND ALL OF THE LAND NORTH OF STATE ROAD NUMBER 80, KNOWN AS PALM BEACH BLVD, IN THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT A PORTION OF THE FOLLOWING DESCRIBED PARCEL: PARCEL 111.1 THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25, THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 25, SOUTH 01° 38' 34" EAST, 580.95 FEET TO THE NORTH EXISTING RIGHT OF WAY

LINE OF STATE ROAD 80 PALM BEACH BOULEVARD (PER SECTION 1202-108) FOR A POINT OF BEGINNING; THENCE ALONG SAID NORTH EXISTING RIGHT OF WAY LINE, NORTH 83° 38' 44" WEST, 122.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,654.58 FEET, A CENTRAL ANGLE OF 05° 29' 47", AN ARC LENGTH OF 542.45 FEET, THE CHORD FOR WHICH BEARS NORTH 80° 53' 50" WEST TO THE END OF SAID CURVE; THENCE NORTH 01° 28' 53" WEST, 37.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5,729.58 FEET, A CENTRAL ANGLE OF 00° 58' 23", AN ARC LENGTH OF 97.31 FEET, THE CHORD FOR WHICH BEARS SOUTH 83° 09' 33" EAST TO THE END OF SAID CURVE; THENCE SOUTH 83° 38' 44" EAST, 563.58 FEET TO SAID EAST BOUNDARY OF SECTION 25; THENCE ALONG SAID EAST BOUNDARY, SOUTH 01° 38' 34" EAST 62.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS TOGETHER WITH AN ACCESS EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES EASEMENT OVER AND ACROSS THE NORTH 30.00 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

a/k/a 1998 BUFORD ST, ALVA, FL 33920-3607 at public sale, to the highest and best bidder, for cash, online at www.lee.realforeclose.com, on July 16, 2026 beginning at 09:00 AM.

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 06/17/2026
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

eXL Legal, PLLC
12425 28TH ST NORTH, STE. 200
ST. PETERSBURG, FL 33716-1826
EFILING@EXLEGAL.COM
1000010536
June 26; July 3, 2026 26-02348L

FIRST INSERTION

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

CASE NO. 25-CA-005696
CROSSCOUNTRY MORTGAGE,
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 PAUL EDWIN RAHN,
DECEASED; PAUL EDWIN RAHN,
JR.; BRITTANY LYNNE SPARKS;
UNKNOWN SPOUSE OF MARK
DOUGLAS HARMEL; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 20, 2026 and entered in Case No. 25-CA-005696, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is Plaintiff and 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 PAUL EDWIN RAHN, DECEASED; PAUL EDWIN RAHN, JR.; BRITTANY LYNNE SPARKS; UNKNOWN SPOUSE OF MARK DOUGLAS HARMEL; 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 July 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 68, BLOCK A, LAKE ARROWHEAD MOBILE VILLAGE PHASE I, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 130 AND 131, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1979 "HARB" DOUBLE WIDE MOBILE HOME: IDENTIFICATION NUMBER 15942B, TITLE NUMBER 16439325 AND IDENTIFICATION NUMBER 15942A, TITLE NUMBER 16439326

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 06/18/2026
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.: 25-01245 NML
V6.20190626
June 26; July 3, 2026 26-02354L

FIRST INSERTION

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

CASE NO.: 2025-CA-004444
UNITED WHOLESALE
MORTGAGE, LLC,
Plaintiff, v.
WILLIAM PROCTOR, III, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on July 30, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

LOT 22, BLOCK 35, RESUBDIVISION OF BLOCKS 35, 38, 47, THE EAST HALF OF BLOCK 34 AND THE WEST HALF OF BLOCK 36, SUNCOAST ESTATES, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 8 AND 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TOGETHER WITH THAT

1981 FLOR MOBILE HOME, VIN'S GD0CFL17817847A AND GD0CFL17817847B, TITLE NO. 19632194 AND 19632193.
Property Address: 8075 Penny Drive, North Fort Myers, FL 33917

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

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

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

WITNESS my hand and official seal of this Honorable Court this 06/19/2026.

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

Tiffany & Bosco, P.A.
1201 S. Orlando Ave.,
Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
June 26; July 3, 2026 26-02367L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-005519

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION
TRUST,
Plaintiff, v.
KAZURI CAPITAL ACQUISITIONS
LLC, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 15, 2026 and entered in Case No. 24-CA-005519 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein KAZURI CAPITAL ACQUISITIONS LLC, 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 July 16, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 91, SABAL PALM GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 52, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, and commonly known as: 1808

PALMDALE COURT, FORT MYERS, FL 33916 (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.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
June 26; July 3, 2026 26-02369L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-003581

EF MORTGAGE, LLC,
Plaintiff, v.
FORT MYERS CONSTRUCTION
LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 9, 2026 and entered in Case No. 25-CA-003581 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein ANDRES MARCELO DELGADO ZAMORANO, FORT MYERS CONSTRUCTION, are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on July 9, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

PROPERTY 1
PARCEL 1
LOT 14, BLOCK 8, UNIT 2, SECTION 13 TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2
LOT 9, BLOCK 11, PART OF PLAT UNIT 3, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 151, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 3
LOT 3, BLOCK 38, UNIT 7, SECTION 10 TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 8, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 4
LOT 1, BLOCK 83, UNIT 13, SECTION 22 TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 5
LOT 14, BLOCK 70, PLAT OF UNIT 14, SECTION 13 TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 32, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 6
LOT 25, BLOCK 29, PLAT OF UNIT 3, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGES 23, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 7
LOT 8, BLOCK 71, PART OF PLAT OF UNIT 11, SECTION

2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 202, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 8
WEST ONE-HAF (W 1/2) OF LOT 10, BLOCK 17, UNIT 5, SECTION 9, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 1 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 9
LOT 16, BLOCK 61, UNIT 13, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

1165 AUGUSTA STREET EAST, LEHIGH ACRES, FL 33974
321 MANGONIA AVENUE, LEHIGH ACRES, FL 33974
824 CLOW STREET EAST, LEHIGH ACRES FL 33974
808 RUBLE STREET EAST, LEHIGH ACRES, FL 33974
1105 MORTON STREET EAST, LEHIGH ACRES, FL 33974
706 GLACIER AVENUE, LEHIGH ACRES, FL 33974
237 BOWMAN AVENUE SOUTH LEHIGH ACRES 33974
701 EAST 17TH STREET LEHIGH, ACRES FL 33972
1139 CROQUET STREET EAST, LEHIGH ACRES, FL 33971
and commonly known as: 1165 AUGUSTA STREET EAST, LEHIGH ACRES, FL 33974 (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 06/19/2026

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
June 26; July 3, 2026 26-02372L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-005419

NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING
Plaintiff(s), vs.

DAVID RODRIGUEZ; GOODLEAP,
LLC; THE UNKNOWN SPOUSE
OF DAVID RODRIGUEZ;
THE UNKNOWN TENANT IN
POSSESSION,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 15, 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 30th 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 14, BLOCK 45, REPLAT OF TRACT C - UNIT 5, THAT PART OF SECTION 13, LYING NORTH OF STATE ROAD NO.

82, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 214, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property address: 2606 53rd Street Southwest, Lehigh Acres, FL 33976

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

In accordance with Rule of General Practice and Judicial administration 2.515, the undersigned represents that the legal authorities identified herein exist and are accurately cited.

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

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-011656-1
June 26; July 3, 2026 26-02366L

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-1693
Division Probate
IN RE: ESTATE OF DIANA LYNN BOONE
Deceased.

The administration of the estate of Diana Lynn Boone, deceased, whose date of death was December 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Doctor Martin Luther King Junior Boulevard, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 26, 2026.

Tina Topolino
Personal Representative
2518 Southeast 26th Avenue
Cape Coral, FL 33904

Richard V. Eagles
Attorney for Personal Representative
Email Addresses:
richard@bladeoffices.com
pleadings@bladeoffices.com
Florida Bar No. 112461
210 SW Natura Avenue
Deerfield Beach, FL 33441
Telephone: (954) 429-1200
June 26; July 3, 2026 26-02423L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 2026CA000626
CALUSA RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation,
Plaintiff, v.

PHUC HONG NGUYEN, UNKNOWN SPOUSE OF PHUC HONG NGUYEN and UNKNOWN TENANT(S) / OCCUPANT(S)
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to an Amended Final Judgment of Foreclosure dated June 24, 2026 entered in Case No. 2026CA000626 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the highest bidder beginning at 9:00 a.m. on July 30, 2026, at www.lee.realforeclose.com, the following described property as set forth in said Amended Final Judgment, to-wit:

Lot 43, CALUSA RIDGE, a

subdivision according to the plat thereof recorded in Official Records Instrument No. 2008000235621, of the Public Records of Lee County, Florida. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #17-44-22-04-00000.0430 a/k/a 12528 Canoe Trail, Bokeelia, FL 33922

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

Dated this 24 day of June, 2026.

KEVIN C. KARNES, Clerk of Court (SEAL) By: T Mann
Deputy Clerk
June 26; July 3, 2026 26-02425L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-002286
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB-FLAT SERIES VI TRUST, Plaintiff, v.

ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN F. FELDMANN, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 22, 2026 and entered in Case No. 25-CA-002286 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein THE ESTATE OF MARTHA E FELDMANN AND THE ESTATE OF JOHN F FELDMANN, are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on August 27, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to-wit: LOT 68, BLOCK 1, UNIT 3, MATLACHA ISLES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 155, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 12164 MOON SHELL DR, CAPE CORAL, FL 33911 (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 06/24/2026.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 1055042
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1069865
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 26; July 3, 2026 26-02417L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-001767
IN RE: ESTATE OF LAWRENCE W. DAY, JR.
Deceased.

The administration of the estate of LAWRENCE W. DAY, JR., deceased, whose date of death was May 9, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 26, 2026.

Personal Representative:
CHRISTOPHER L. DAY
116 Stonecroft Drive
Madison, AL 35757

Attorney for Personal Representative:
Neil R. Covert, Esquire
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
June 26; July 3, 2026 26-02390L

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-004816
DIVISION: H

Lakeview Loan Servicing, LLC Plaintiff, vs.-

Jose Antonio Avila Hernandez a/k/a Jose Hernandez; Hermelinda Melendrez Giron; Unify Financial Federal Credit Union; 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-004816 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Lakeview Loan Servicing, LLC, Plaintiff and Jose Antonio Avila Hernandez a/k/a Jose Hernandez 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 July 30, 2026, the following described property

as set forth in said Final Judgment, to-wit:

Property Address: 1930 Northeast 28th Street, Cape Coral, FL 33909

a. Legal Description: LOTS 15 AND 16, BLOCK 2264, OF CAPE CORAL UNIT 33, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 40 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Parcel ID No. 29-43-24-C4-02264.0150

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

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
25-333468 FCO1 MTT
June 26; July 3, 2026 26-02426L

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-004484
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WHITNEY MCDOWELL A/K/A WHITNEY E. MCDOWELL, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 09, 2026, and entered in 25-CA-004484 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WHITNEY MCDOWELL A/K/A WHITNEY E. MCDOWELL, DECEASED; ERIC GIL BOOTHE; BELLAMAR AT BEACHWALK CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash

at www.lee.realforeclose.com, at 09:00 AM, on July 23, 2026, the following described property as set forth in said Final Judgment, to-wit:

CONDOMINIUM UNIT 713, BUILDING 7, BELLAMAR AT BEACHWALK VI, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 4187, PAGE 672, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THEREOF, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Property Address: 15409 BELLAMAR CIR, 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 06/24/2026

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-292332 - MaM
June 26; July 3, 2026 26-02419L

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-006479
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

YUNIESKY PINEIRO MUNOZ AND DAYANIRIS PENA HERRERA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2026, and entered in 25-CA-006479 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 YUNIESKY PINEIRO MUNOZ; DAYANIRIS PENA HERRERA; UNKNOWN SPOUSE OF YUNIESKY PINEIRO MUNOZ; UNKNOWN SPOUSE OF DAYANIRIS PENA HERRERA; FLORIDA HOUSING FINANCE CORPORATION 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 23, 2026, the following

described property as set forth in said Final Judgment, to-wit:

LOT 6, BLOCK 61, UNIT 18, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 105, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 126 PARISH DR, 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 06/24/2026.

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-331285 - MaM
June 26; July 3, 2026 26-02420L

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/10/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2024 CHAM mobile home bearing vehicle identification numbers FL239000HA013169A and FL239000HA013169B and all personal items located inside the mobile home.

Last Tenant: Kenneth Edward Burket, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Kenneth Edward Burket and Unknown Party or Parties in Possession. Sale to be held at: Osprey Bay, 16711 McGregor Boulevard, Fort Myers, Florida 33908, 502-229-2780.

June 26; July 3, 2026 26-02424L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-1800
Division Probate
IN RE: ESTATE OF RICHARD A. HOPKINS
Deceased.

The administration of the Estate of Richard A. Hopkins, deceased, whose date of death was May 22, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The 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 26, 2026

Personal Representatives:
Brian F. Hopkins
15 Chestnut Dr.
Chester, New Jersey 07930
David B. Hopkins
825 Lakemont Dr.
Canton, Georgia 30114

Attorney for Personal Representative:
David M. Platt
Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, Florida 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sancaplaw.com
June 26; July 3, 2026 26-02362L



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

FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION NO.: 2026-CA-001103 PARCEL NO.: 117

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Petitioner, vs. MALCOLM C. BIGGAR, ET AL Defendants.
STATE OF FLORIDA TO: Any known or unknown natural person, and when described as such, the unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under the Estate of Robert W. Lunsford, or against any known or unknown person who is known to be dead or is not known to be either dead or alive

Any known or unknown natural person, and when described as such, the unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under the Estate of Glen D. Fox, or against any known or unknown person who is known to be dead or is not known to be either dead or alive To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

F.P. NO. 4419423 SECTION 12090-000 STATE ROAD 31 LEE COUNTY DESCRIPTION PARCEL 117 ESTATE OR INTEREST TO BE OBTAINED: FEE SIMPLE - RIGHT OF WAY That portion of Gov't Lot 2, lying in the northwest 1/4 of Section 30, Township 43 South, Range 26 East, Lee County, Florida. Being described as follows: Commence at the southwest corner of the southwest 1/4 of said Section 30; thence along the west line of said southwest 1/4, North 00°42'47" West a distance of 402.64 feet to the intersection of the survey baseline of State Road 80 and the survey baseline of State Road 31; thence along the west line of said Section 30 and said survey baseline of State Road 31, continue North 00°42'47" West a distance of 2,763.64 feet; thence South 88°17'48" East a distance of 50.04 feet to the east existing right of way line of said State Road 31 (per Section 12620-2150) for a POINT OF BEGINNING; thence along said east existing right of way line North 00°42'47" West a distance of 400.00 feet; thence South 88°17'48" East a distance of 200.88 feet; thence South 12°13'44" West a distance of 127.05 feet; thence North 77°46'16" West a distance of 17.00 feet; thence South 12°13'44" West a distance of 106.31 feet to the beginning of a curve having a radius of 2,375.00 feet; thence along the arc of said curve to the left a distance of 175.24 feet through a central angle of 04°13'39" with a chord bearing South 10°06'55" West

and a chord distance of 175.20 feet to the end of said curve; thence North 88°17'48" West a distance of 99.05 feet to the POINT OF BEGINNING. Containing 1.324 acres

You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Lee.

The Defendants, and any other persons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable James Shenko, one of the Judges of this Court, on the 28th day of September, 2026, at 1:30 P.M., via Zoom: Zoom ID: 309 868 7244 Zoom Link: <http://zoom.us/j/3098687244>

for an Order of Taking in this cause. All Defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND The defendants, and any other persons claiming any interest in the property described, are hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:

CHRISTOPHER K. VOGEL Florida Bar No. 343412 ASSISTANT GENERAL COUNSEL STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION Post Office Box 1249 Bartow, Florida 33831 Telephone: (863) 519-2623 christopher.vogel@dot.state.fl.us allison.eldridge@dot.state.fl.us on or before the 27th day of August, 2026, and file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

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

WITNESS MY HAND AND SEAL of said Court on the 22 day of June, 2026.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) BY: N Wright-Angad Deputy Clerk

CHRISTOPHER K. VOGEL Florida Bar No. 343412 ASSISTANT GENERAL COUNSEL STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION Post Office Box 1249 Bartow, Florida 33831 Telephone: (863) 519-2623 christopher.vogel@dot.state.fl.us allison.eldridge@dot.state.fl.us June 26; July 3, 2026 26-02385L

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-CC-004065 SQUARE I CONDOMINIUM ASSOCIATION, INC. Plaintiff, v.

DARIO LLAUGER; THE UNKNOWN SPOUSE OF DARIO LLAUGER; THE UNKNOWN TENANT(S)/OCCUPANT(S) IN POSSESSION, Defendants.
TO: DARIO LLAUGER; UNKNOWN SPOUSE OF DARIO LLAUGER and THE UNKNOWN TENANT(S)/OCCUPANT(S)

Last Known Address: 4514 SW 8th Place #9, Cape Coral, Florida 33914 YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:

UNIT 9, OF SQUARE ONE CONDOMINIUM, a Condominium, all as set forth in the Declaration of Condominium and the exhibits attached thereto and forming a part thereof, as recorded in O.R. Book 1583, Page 1949, and all amendments thereto, of the Public Records of Lee County, Florida. The above description includes, but is not limited to, all appurtenances to the Condominium unit above described, including the undivided interest in the common elements of said Condominium (the "Property"). Street Address: 4514 SW 8th Place #9, Cape Coral, Florida 33914.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Wesley Randolph, Esq., Pope, Mazzara & Menendez, PLLC, 5252 Summerlin Commons Way, Unit 104, Fort Myers, Florida 33907 wesleyrandolp@popemazzara.com; gretchenkrohn@popemazzara.com June 26; July 3, 2026 26-02387L

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Wesley Randolph, Esq., Pope, Mazzara & Menendez, PLLC, 5252 Summerlin Commons Way, Unit 104, Fort Myers, Florida 33907 wesleyrandolp@popemazzara.com; gretchenkrohn@popemazzara.com June 26; July 3, 2026 26-02387L

DATED on this 22 day of June, 2026.
Kevin C. Karnes, Clerk of the Court (SEAL) BY: N Wright-Angad As Deputy Clerk

Wesley Randolph, Esq., Pope, Mazzara & Menendez, PLLC, 5252 Summerlin Commons Way, Unit 104, Fort Myers, Florida 33907 wesleyrandolp@popemazzara.com; gretchenkrohn@popemazzara.com June 26; July 3, 2026 26-02387L

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 26-CP-001715 Division: Probate IN RE: ESTATE OF LINDA C. HERRING, 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 Linda C. Herring, deceased, File Number 26-CP-001715, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was April 7, 2026; that the total value of the Estate is \$60,265.93; and that the name and address of those to whom it has been assigned by such Order are:

Name	Address
Teresa Helton	5627 Deauville Court, Cape Coral, FL 33904
James Helton	302 Monterey Drive, Naples, FL 34119

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this Notice is June 26, 2026.

Person Giving Notice: Teresa Sobeck
5627 Deauville Court
Cape Coral, FL 33904
Attorney for Person Giving Notice: Courtney V. Lovejoy, Attorney Florida Bar Number: 1010542 SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtneyl@trustska.com
June 26; July 3, 2026 26-02388L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 26-CP-1468 IN RE: ESTATE OF BARBARA A. PARUCKI, Deceased.

The administration of the estate of Barbara A. Parucki, deceased, whose date of death was April 1, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, 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 26, 2026.

Robin Kwiatek Personal Representative
21 Hillwood Drive
Cheektowaga Town, New York 14227
Attorney for Personal Representative: ALVARO C. SANCHEZ Attorney for Petitioner
1714 Cape Coral Parkway East Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaroc@capecoralattorney.com
Email: courtfilings@capecoralattorney.com
June 26; July 3, 2026 26-02384L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 26-CA-002268 SHADY GROVE RETIREMENT 401K PLAN, Plaintiff, vs.

BEVERLY O'HARA, ET AL, Defendant,
TO: JUDY COUVILLON, and all others claiming by, through and under JUDY COUVILLON, MARCK W. MAIENSCHNEIN, deceased and all others claiming by, through and under MARCK W. MAIENSCHNEIN, deceased

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida: Lots 58 and 59, Block 2161, Cape Coral, Unit 32, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 1 through 13, inclusive, of the Public Records of Lee County, Florida. A/K/A 923 North East 23rd Ter Cape Coral, FL 33909 ("Parcel 1") and Lot 19, Block 3623, Cape Coral, Unit 49, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 145 through 154, inclusive, of the

Public Records of Lee County, Florida and Lee County A/K/A 129 SW 10th Place Cape Coral, FL 33991 ("Parcel 2").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before July 27, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

DATED This 16 day of June 2026.
Kevin C. Karnes
Clerk of the Circuit Court (SEAL) BY: K Shoap As Deputy Clerk

J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692
June 26; July 3, 10, 17, 2026 26-02382L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 26-CA-000866 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

TWINKLE RAQUEL RICE A/K/A TWINKLE RICE, et al., Defendant.
TO: DARRYL RICE, 906 PINE AVE, LEHIGH ACRES, FL 33972
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 9, BLOCK 14, LEHIGH ACRES, UNIT 5, SECTION 19, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 26, PUBLIC RECORDS

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

WITNESS my hand and seal of said Court on the day of 06/20/2026
Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) BY: N Wright-Angad Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com 25-19388FL
June 26; July 3, 2026 26-02381L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-001355 Division: Probate IN RE: ESTATE OF KARLA LYNN MERRIFIELD Deceased.

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

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is June 26, 2026.

Personal Representative: Tara Wood
7700 Congress Ave # 3209
Boca Raton, Florida 33487
Attorney for Personal Representative: Andrew R. Smith, Attorney Florida Bar Number: 1033224 Kulas Crawford & Smith
2100 SE Hillmoor Dr., Suite #105
Port St. Lucie, Florida 34952
Telephone: (772) 398-0720
Fax: (772) 398-9331
E-Mail: information@kulaslaw.com
Secondary E-Mail: estateadmin@kulaslaw.com
June 26; July 3, 2026 26-02376L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 26-CA-002000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

ANDREW PESKO A/K/A ANDREW S. PESKO; et al., Defendant(s).
TO: Andrew Pesko a/k/a Andrew S. Pesko
Last Known Residence: 2923 SW 11th Ct Cape Coral, FL 33914
TO: Amber B. Pesko
Last Known Residence: 2923 SW 11th Ct Cape Coral, FL 33914

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida: LOTS 37 AND 38, BLOCK 3205, CAPE CORAL UNIT 66, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 2, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, within 30 days of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on 06/20/2026
Kevin C. Karnes
As Clerk of the Court (SEAL) BY: N Wright-Angad As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1184-003B Ref# 19229
June 26; July 3, 2026 26-02375L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025-CA-006596 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

GEORGINA VIERA, et al, Defendant(s).
TO: GEORGINA VIERA
Last Known Address: 2500 Old Burnt Store Road Cape Coral, FL 33993
Current Address: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida: LOTS 9 AND 10, BLOCK 5417, CAPE CORAL UNIT 90, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 4414 NW 32ND TER CAPE CORAL FL 33993

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law

telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; 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 consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this court on this day of 06/22/2026
Kevin C. Karnes
Clerk of the Circuit Court (SEAL) BY: N Wright-Angad Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-008383
June 26; July 3, 2026 26-02386L

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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



--- PUBLICS SALES / ESTATE / SALES ---

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-002176
IN RE: ESTATE OF
MARJORIE J. SIMS,
Deceased.

The administration of the estate of Marjorie J. Sims, deceased, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard 2nd Floor, Fort Myers, FL 33901, and file number 2025-CP-002176. The estate is intestate. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

Any interested person on whom a copy of the notice of administration is served who challenges the qualification of the petitioner, venue, or the jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402, WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date

that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Section 732.201 - 732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Petitioner:
Adam M. Sellers
Attorney for Petitioner:
/s/ O. Reginald Osenton, Esq.
O. Reginald Osenton, Esq.
Attorney for Petitioner
Florida Bar Number: 693251
Osenton Law, P.A.
3433 Lithia Pincrest Road
PMB 324
Valrico, Florida 33596
(813) 776-1282
oro@osentonlaw.com
slw@osentonlaw.com
service@osentonlaw.com
June 26; July 3, 2026 26-02398L

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. 36-2025-CA-005727
ALLIANT CREDIT UNION
Plaintiff, vs.

JOSE R. ROSARIO, JAMI BARTLETT-ROSARIO, UNLOCK PARTNERSHIP SOLUTIONS, INC., WILDBLUE MASTER PROPERTY OWNERS ASSOCIATION, INC., WILDBLUE AMENITIES ASSOCIATION, INC., AQUA SHORE AT WILDBLUE HOMEOWNERS ASSOCIATION, INC., GOODLEAP, LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on 6/23/2026, 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:

LOT 256, WILDBLUE SOUTH-WEST PHASE 2, ACCORDING

TO THE PLAT THEREOF, AS RECORDED AS INSTRUMENT NUMBER 2019000250230, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 19600 WALTERMAN COURT, FT MYERS, FL 33913; 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 September 17, 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 06/24/2026
Clerk of the Circuit Court
Kevin C. Karnes
(SEAL) By: T Mann
Deputy Clerk

Ryan Sutton
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
327486/2531141/sg
June 26; July 3, 2026 26-02416L

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-1728
IN RE: THE ESTATE OF
KENNETH J. BEYDA,
Deceased.

The administration of the estate of KENNETH J. BEYDA, deceased, File Number 26-CP-1728, is pending in the Circuit Court for Collier/Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30)

DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. 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 26, 2026.

KENNETH M. BEYDA
Personal Representative
102 Joshuas Place
Montgomery, Texas 77316
PHILLIP A. ROACH
Attorney for Personal Representative
Fla Bar No. 0765864
28179 Vanderbilt Drive,
Suite 1
Bonita Springs, Florida 34134
239-992-0178
June 26; July 3, 2026 26-02391L

FIRST INSERTION

AMENDED NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 18-CC-004510
ISLAND VISTA ESTATES, L.L.C.,
Plaintiff, vs.

TIMOTHY M. HERSHBERGER, et al. Defendants.

Notice is hereby given that, pursuant to the Final Summary Judgment entered in this cause on June 15, 2026, in the County Court of Lee County, Kevin C. Karnes, Lee County Clerk of the Court, will sell the property situated in Lee County, Florida, described as:

1998 WINN mobile home bearing the vehicle identification

number 8D611436K. Property Address: 98 Sable Drive, Lot No. 98, North Fort Myers, Florida 33917

at public sale, to the highest and best bidder, for cash, via the internet at https://lee.realforeclose.com at 9:00 A.M. on the 16th day of July 2026.

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

WITNESS my hand and seal of this Court on day 06/24/2026.

KEVIN C. KARNES
CLERK OF COUNTY COURT
(SEAL) By: T Mann
Deputy Clerk
June 26; July 3, 2026 26-02418L

FIRST INSERTION

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

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

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

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

The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 26, 2026.

Personal Representative:
Shirley A. Skaugstad
10207 Rosemont Ct.
#104
Fort Myers, Florida 33908
Attorney for Personal Representative:
David M. Platt
Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, FL 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sancaplaw.com
June 26; July 3, 2026 26-02412L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No: 26-CP-1649
Division: Probate
IN RE: THE ESTATE OF
ELLEN D. BURTON,
Deceased.

The Estate of ELLEN D. BURTON, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 26-CP-1649, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is June 26, 2026.

All creditors and those having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1534
Division Probate
IN RE: ESTATE OF
KERRY MICHAEL MURPHY
Deceased.

The administration of the estate of KERRY MICHAEL MURPHY, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., 1st and 2nd Floors, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Personal Representative:
SEAN PATRICK MURPHY
6328 Haring Street
Rego Park, New York 11374
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 26; July 3, 2026 26-02413L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1753
Division Probate
IN RE: ESTATE OF
DANIEL DOMINIC CAPORTORTO
Deceased.

The administration of the estate of Daniel Dominic Caportorto, deceased, whose date of death was May 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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 26, 2026.

Personal Representative:
Daniel Caportorto
120 Keystone Court
Honey Brook, Pennsylvania 19344
Attorney for Personal Representative:
Barry D. Siegel, Esq.
Florida Bar Number: 140041
SIEGEL LAW GROUP PA
2500 N Military Trail, Suite 470
Boca Raton, FL 33431
Telephone: (561) 955-8515
E-Mail: bsiegel@siegellawgroup.com
June 26; July 3, 2026 26-02402L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-0636
Division Probate
IN RE: ESTATE OF
NANCY HENDRIX
Deceased.

The administration of the estate of NANCY HENDRIX, deceased, whose date of death was December 30, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Personal Representative:
KIMBERLY A. SPIKER
c/o Fiduciary Care, LLC
2390 Tamiami Trail North, Suite 202
Naples, Florida 34103
Attorney for Personal Representative:
Brandon R. Bytnar, Esq., Attorney
Florida Bar Number: 66365
The Law Office of
Brandon R. Bytnar, P.L.
9120 Galleria Court, Suite B
Naples, Florida 34109
Telephone: (239) 592-9211
Fax: (239) 963-1479
E-Mail: brandon@bytnarlaw.com
Secondary E-Mail:
sasha@bytnarlaw.com
June 26; July 3, 2026 26-02404L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001814
Division: Probate
IN RE: ESTATE OF
SUZANNE H. UPDYKE,
Deceased.

The administration of the Estate of Suzanne H. Updyke, 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 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 date of first publication of this Notice is June 26, 2026.

Personal Representative:
Dennis S. Sari
37 W. Quarry St., Apt. 1
Newton Falls, OH 44444
Attorney for Personal Representative:
Courtney Lovejoy for
Kevin A. Kyle
Bar No. 1010542
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
4928-3785-6943, v. 1
June 26; July 3, 2026 26-02414L

FIRST INSERTION

NOTICE OF PUBLIC SALE
Powerstroke Performance Specialist
gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 7/15/2026 at 8:30 AM at 5660 Division Dr. Fort Myers FL 33905. Please call 239-338-8137 to arrange \$11,118.41 payment in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have right to a hearing prior to sale with Clerk of Court. Owner has right to recover possession of vehicle

without judicial proceedings as pursuant to FL Statute 559.917. Lien claimed by lienor is subject to enforcement pursuant to section 713.585 of FL Statute. Any proceeds recovered from sale over amount of lien will be deposited with Clerk of Court for disposition upon court order. Said Company reserves the right to accept or reject any or all bid(s).

2022 FORD F450
1FT8W4DT0NEC08077
June 26, 2026 26-02407L

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 Premier Countertops LLC located at 1722 NE 22nd ST in the City of Cape Coral, Lee, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of June, 2026
Roque delivery service corp
Valeria Dos santos
June 26, 2026 26-02408L

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 SANTA BARBARA located at 911 SANTA BARBARA BOULEVARD in the City of CAPE CORAL, Lee, FL 33991 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of March, 2026
BROOKDALE SENIOR LIVING
COMMUNITIES, INC.
June 26, 2026 26-02393L

--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
NOTICE OF RULEMAKING PUBLIC HEARINGS FOR ADOPTION OF THE
AMENDED DESIGN AND SPECIFICATION MANUAL FEE SCHEDULE AND REGULAR BOARD MEETING**

In accordance with Chapter 2007-306, Laws of Florida, as amended ("Act"), the Babcock Ranch Community Independent Special District ("District") hereby gives notice of its intent to adopt its proposed amended Design and Specification Manual fee schedule (the "Proposed Rule"). The Proposed Rule number is 2026-45. Prior notice of rule development relative to the Proposed Rule was published in the Florida Administrative Register on June 16, 2026.

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

Date and Time: July 23, 2026 at 4:00 p.m.
Place: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

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

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

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

The purpose and effect of the Proposed Rule is to update such rates, fees, and charges as provided below and to provide for efficient and effective District operations and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District. The full text of the Proposed Rule is available upon request from the District Manager's Office. The proposed rates are set forth below with new language in underline and proposed deletions noted in strikethrough, which may be adjusted at the public hearing pursuant to discussion by the Board and public comment:

Permit Type	Submittal Criteria	Cost
RLSP	Initial Submittal - Per Lot	\$125
	Resubmittal - Per Lot	\$45
	Initial Inspection (ROW & LA)	\$376
	1st Reinspection	\$50
	2nd Reinspection	\$100
	3rd Reinspection	\$150
CLSP	Initial Submittal	\$500
	Resubmittal	\$250
	Initial Inspection (ROW & LA)	\$376
	1st Reinspection	\$50
	2nd Reinspection	\$100
	3rd Reinspection	\$150
ADC	Plan Review Fee	\$100
	Resubmittal	\$35
	Initial Inspection (ROW & LA)	\$376
	1st Reinspection	\$50
	2nd Reinspection	\$100
	3rd Reinspection	\$150
SDP	40 Plan Sheets or Less	2500 \$3,500
	Greater than 40 Plan Sheets	\$34,500 + \$25 for every sheet over 40 sheets
	Resubmittal - 3rd resubmittal and on	\$750
SDP Modification	Major Modification	Same as SDP
	Major Modification 3rd Resubmittal and on	\$750
	Minor Modification	\$500
	Minor Modification 3rd Resubmittal and on	\$250

Limited SDP	Initial Submittal	\$500
	Resubmittal	\$250
ROW	Plan Review Fee	\$230
	Inspection Fee	1% of construction costs or minimum of \$300, whichever is greater
Environmental Review	Project area < 10 acres; no wetland impacts (just reviewing for species issues)	\$2,500
	Project area < 10 acres; < 1 acre wetland impacts	\$3,500
	Project area < 40 acres; < 3 acres wetland impacts	\$5,000
	Project area < 100 acres; < 5 acres wetland impacts	\$6,000
	Project area > 100 acres; ≥ 5 acres wetland impacts	\$7,200
Stormwater Review	Stormwater 10 acres or less (Live ICPR Files not Provided)	\$5,000
	Stormwater more than 10 acres (Live ICPR Files not Provided)	\$5,000 + \$42 per acre over 10 acres
	Stormwater 10 acres or less (Live ICPR Files Provided)	\$4,000
	Stormwater more than 10 acres (Live ICPR Files Provided)	\$4,000 + \$21 per acre over 10 acres
Utilities	Plan Review Fee	1% of Construction Cost or minimum of \$772.50, whichever is greater
	Inspection Fee	1% of Construction Cost or minimum of \$772.50, whichever is greater
Deviation	Per Request	\$175
Variance	Per Request	\$2,000
Stormwater Acceptance Package (SAP) Right of Way Acceptance Package (RAP) Stormwater and Right of Way Acceptance Package (SRAP)	Per Request Application and review Fee	1% of Construction Cost or minimum of \$2,000, whichever is greater
SAP or RAP Inspection Fees	Project area 0-10 acres	\$750
	Project area 10-20 acres	\$1,200 + \$50 per acre over 20 acres
	Reinspection	\$500
SRAPA Inspection Fees	Project area 0-10 acres	\$1000
	Project area 10-20 acres	\$1,500 + \$50 per acre over 20 acres
	Reinspection	\$500
SDP GIS	Project area 10 acres or less	\$1500
	Project area more than 10 acres	\$3,000 + \$10 per acre over 20 acres
UAP GIS	Project area 10 acres or less	\$2,000
	Project area more than 10 acres	\$4,600 + \$10 per acre over 20 acres
SAP GIS	Project area 10 acres or less	\$2,000
	Project area more than 10 acres	\$3,800 + \$10 per acre over 20 acres

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

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

Cindy Cerbone, District Manager

Babcock Ranch Community Independent Special District

June 26, 2026

26-02400L

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Waterford Landing Community Development District

The Board of Supervisors (the "Board") of the Waterford Landing Community Development District (the "District") will hold a public hearing and a meeting on Thursday, July 23, 2026, at 11:00 a.m. the Lindsford Amenity Center located at 4101 Dutchess Park Road, Fort Myers, Florida 33916.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.waterfordlandingdd.net at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at passaror@whhassociates.com or via phone at (561) 571-0010 or toll free at 1 (877) 276-0889.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Land Use	Total # of Units/Acres	Equivalent Assessment Unit Factor	Proposed O&M Assessment* (October 1, 2026 - September 30, 2027)	Current O&M Assessment* (October 1, 20256 - September 30, 2026)	Change in Annual Dollar Amount
Residential Unit	953	1	\$593.56	\$543.28	\$50.28

*Annual O&M Assessment includes County collection costs and early payment discounts

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result

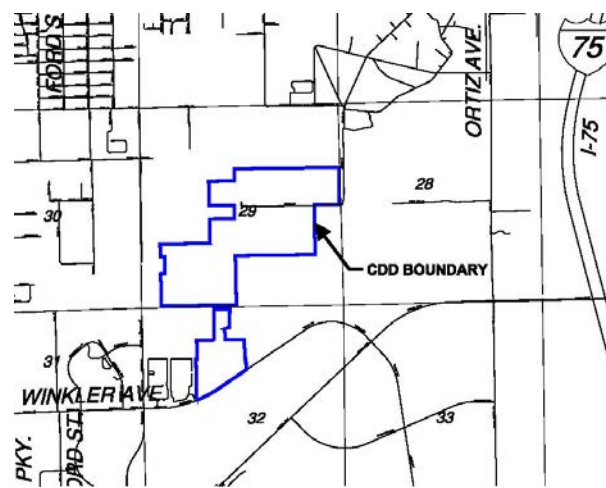
in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Raymond Passaro
District Manager



June 26, 2026

26-02406L

FIRST INSERTION

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

Case No.: 26-CA-001806
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. KARL FLAUGHER SR.; UNKNOWN SPOUSE OF KARL FLAUGHER SR.; ROBIN FLAUGHER A/K/A ROBIN JANE GRIMM; UNKNOWN SPOUSE OF ROBIN FLAUGHER A/K/A ROBIN JANE GRIMM; ISLAND PARK VILLAGE SECTION III CONDOMINIUM ASSOCIATION, INC.; ISLAND PARK COMMUNITY ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): KARL FLAUGHER SR. (LAST KNOWN ADDRESS) 17625 ISLAND INLET COURT, UNIT 102 FORT MYERS, FL 33908 UNKNOWN SPOUSE OF KARL FLAUGHER SR. (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT 102, OF ISLAND PARK VILLAGE, SECTION III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE(S) 3490 THROUGH

3583, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN COMMON ELEMENTS. a/k/a 17625 Island Inlet Ct, Unit 102, Fort Myers, FL 33908

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 18 day of June, 2026.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
June 26; July 3, 2026 26-02389L

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-006487

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. NOEL A. JONES, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 15, 2026 and entered in Case No. 25-CA-006487 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein NOEL A. JONES, 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 July 16, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

UNIT NO. 202 OF MALABAR CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1801, PAGE 4086, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 804 SW 47TH TER 202, CAPE CORAL, FL 33914 (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 06/23/2026.

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
June 26; July 3, 2026 26-02415L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION
25-GA-000360

IN RE: The Guardianship of Shirley A Craft

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:

Guardianship of: IN RE: The Guardianship of Shirley A Craft, Person Subject to Guardianship

Case number 25-GA-000360, \$1,415.89 (less the cost of publication); Patrick C. Weber, as Guardian, deposited these funds per order entered on 06/16/2026, on behalf of Shirley A Craft.

The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.

Dated: June 24, 2026

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

June 26; July 24, 2026 26-02421L

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-004474

IN RE: The Marriage of Nathacha Plummer

Petitioner and Akeim Plummer

Respondent

TO: Akeim Plummer
38 Branch Brook Drive, Belleville, New Jersey 07109-3602

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 Nathacha Plummer whose address is 1416 Summit Pines Boulevard, West Palm Beach, Florida 33415 on or before 07/28/2026, 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: 06/18/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
June 26; July 3, 10, 17, 2026
26-02401L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

FLORIDA

25-CA-005541

LAND HOME FINANCIAL SERVICES, INC., Plaintiff, vs.

KATHRYN A. STEPHAN A/K/A KATHRYN STEPHAN; MICHAEL DEAN STANLEY; CAPITAL ONE BANK (USA), N.A.; GULF LYFE ROOFING & CONSTRUCTION LLC; 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 June 16, 2026 in Civil Case No. 25-CA-005541, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, LAND HOME FINANCIAL SERVICES, INC. is the Plaintiff, and KATHRYN A. STEPHAN A/K/A KATHRYN STEPHAN; MICHAEL DEAN STANLEY; CAPITAL ONE BANK (USA), N.A. and GULF LYFE ROOFING & CONSTRUCTION LLC are Defendants.

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:

LOT 3 AND 4, BLOCK 3263, CAPE CORAL UNIT 66, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 2 THROUGH 26, 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 06/22/2026

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
1100-1119B
Ref# 19834
June 26; July 3, 2026 26-02397L

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-005006

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

FRANK ANTHONY LEAL, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 25-CA-005006 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Frank Anthony Leal, 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 July 16 2026 at 9:00 AM on the following described property as set

forth in said Summary Final Judgment, to-wit:

Lot 25, Block 3, TOWN LAKES PHASE I, according to plat thereof as recorded in Plat Book 71, Pages 10 through 15 of the Public Records of Lee County, Florida.

Address: 8541 Gassner Way, Lehigh Acres, FL 33972

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 06/22/2026

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

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
24-09089FL
June 26; July 3, 2026 26-02395L

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-001799

In Re: Estate of ALAN THIBODEAU

Deceased.

The administration of the estate of ALAN THIBODEAU, deceased, whose date of death was January 24, 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 26, 2026

KEITH T. THIBODEAU
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 26; July 3, 2026 26-02422L

FIRST INSERTION

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

CASE NO. 26-CA-000022

LAKEVIEW LOAN SERVICING, LLC;

Plaintiff, v. JESUS A. SAMPER RODRIGUEZ, ET AL.;

Defendants
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 15, 2026, in the above-styled cause. I will sell to the highest and best bidder for cash at <https://www.lee.realforeclose.com>, on July 16, 2026 at 09:00 AM the following described property:

LOTS 5-6, BLOCK 857, UNIT 26, PART-CAPE CORAL ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 117 -148 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3509 SANTA BARBARA BLVD, CAPE CORAL, FL 33914

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.

WITNESS my hand on 06/24/2026.

Kevin C. Karnes

Clerk of Court

(SEAL) T Mann

Deputy Clerk of Court, Lee County

MARINOSCI LAW GROUP, P.C.

Attorney for the Plaintiff

100 WEST CYPRESS CREEK ROAD,

STE 1045

FORT LAUDERDALE, FL 33309

Telephone: (954)644-8704;

Fax: (954) 772-9601

ServiceFL2@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

25-07457

June 26; July 3, 2026

26-02411L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 26-CA-002144

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,

Plaintiff, vs. JOREL HYPOLITE, et al.,

Defendant.

To the following Defendant(s): CAY HOMES INC.

5106 LEE BLVD

LEHIGH ACRES FL 33971

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 7, BLOCK 34, UNIT 5, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK

26, PAGE 55, 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, 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 or 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 19th day of June, 2026.

Kevin C. Karnes

As Clerk of the Court

(SEAL) BY: K Harris

Deputy Clerk

MCCALLA RAYMER LEIBERT

PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com

26-20591FL

June 26; July 3, 2026

26-02405L

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-007067

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. SILVIA GUEVARA AND ALEX

JOSE ORIZA, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 27, 2026, and entered in 25-CA-007067 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and SILVIA GUEVARA; ALEX JOSE ORIZA 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 23, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 30 AND 31, BLOCK 4843, CAPE CORAL UNIT 71, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 88 THROUGH 107, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 1807 SW 21ST LN, CAPE CORAL, FL 33991

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

Dated this day of 06/24/2026.

Kevin C. Karnes

As Clerk of the Court

(SEAL) BY: T Mann

As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff

6409 Congress Avenue, Suite 100,

Boca Raton, FL 33487

Telephone: 561-241-6901

Fax: 561-997-6909

25-362088 - MaM

June 26; July 3, 2026

26-02409L

FIRST INSERTION

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

CIVIL DIVISION

CASE NO. 25-CA-005377

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM2,

Plaintiff, vs. RICARDO BOLANOS RIASCOS;

PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC.;

MELINDA ROY,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 13, 2026 and entered in Case No. 25-CA-005377, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM2 is Plaintiff and RICARDO BOLANOS RIASCOS; MELINDA ROY; PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY

ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on July 23, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 793, OF PORTICO PHASE IIB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000273091, 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 06/24/2026.

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

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-3158
TATMAN FAMILY L.L.C.,
Plaintiff, v.

ESTATE OF JEFFREY A. TATMAN,
and ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE
ESTATE, ANA M. TATMAN,
JUSTIN TATMAN, STEPHANIE
TATMAN, AND LINDSAY TATMAN,
Defendants.

Notice is given that pursuant to a Final Judgment dated June 16, 2026, in Case No. 25-CA-3158 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which Tatman Family L.L.C. is the plaintiff and Estate of Jeffrey A. Tatman, and all others who may claim an interest in the estate, Ana M. Tatman,

Justin Tatman, Stephanie Tatman, and Lindsay Tatman, are the defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, beginning at 9:00 AM on July 30, 2026, the following described property, set forth in the order of final judgment:

Lot(s) 40 and 41, Block 169, Unit No. 13, San Carlos Park, according to the map or plat thereof, as recorded in Official Records Book 9, Page(s) 198, 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: 06/17/2026

KEVIN C. KARNES
Clerk of Court
(SEAL) By: N Wright-Angad
Deputy Clerk
June 26; July 3, 2026 26-02338L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-002153
U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE, FOR LHOME
MORTGAGE TRUST 2024-RTL3,
MORTGAGE-BACKED NOTES,
SERIES 2024-RTL3,
Plaintiff, v.

POWER PROPERTY GROUP
FL LLC; LISA CAMPBELL, AN
INDIVIDUAL; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2; UNKNOWN TENANT #3;
UNKNOWN TENANT #4,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 16, 2026 entered in Civil Case No. 25-CA-002153 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL3, MORTGAGE-BACKED NOTES, SERIES 2024-RTL3, Plaintiff and POWER PROPERTY GROUP FL LLC; LISA CAMPBELL, AN INDIVIDUAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 16, 2026 the following described property

as set forth in said Final Judgment, to-wit:

LOTS 40 AND 41, BLOCK 228, CAPE CORAL UNIT TWO PART THREE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 37 THROUGH 41, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 233 Cape Coral Pkwy, 1-4, 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 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.
06/17/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) T Mann
DEPUTY CLERK OF COURT
Submitted By: Jordan Wainstein
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
flrealprop@kelleykronenberg.com
File No.: 3843.000193
June 26; July 3, 2026 26-02339L

FIRST INSERTION

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

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

Case No.: 25-DR-009264
Jodi-marie Williamson,
Petitioner,
and
Camay Watson,
Respondent,
TO: Camay Watson
123 Burton Ave, Trenton, NJ, 08618

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and you are requested to serve a copy of your written defenses, if any, to it on Jodie-Marie - Williamson, whose address is 2447 Bear Creek dr, Apt 304, 34109 on or before 7/28/26, and file the original with the clerk of this Court at 1700 Monroe ST, Fort Myers, FL, 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded

in the petition.
The action is asking the court to decide how the following real or personal property should be divided: none
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: 6/18/26

CLERK OF THE CIRCUIT COURT
(SEAL) By: TM
Deputy Clerk
June 26; July 3, 10, 17, 2026
26-02370L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO. 25-CC-008900
BANYAN BAY HOMEOWNERS
ASSOCIATION INC., a Florida
not-for-profit corporation,
Plaintiff, vs.

RONALD E. PARENT,
Defendant.

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 12th day of June, 2026, in Civil Action No. 2025-CC-008900, of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which RONALD E. PARENT is the Defendant, and BANYAN BAY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, is the Plaintiff. I will sell to the highest and best bidder for cash at WWW.LEE.REALFORECLOSE.COM at 9:00 a.m., on 23rd day of July 2026, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Lot 117, BANYAN BAY subdivision, according to the Plat thereof as recorded in Official Records Instrument Number 2006000012043, of the Public Records of Lee County, Florida. (Property Address: 8020 Banyan Breeze Way, 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: 06/19/2026

KEVIN C. KARNES,
CLERK OF THE CIRCUIT COURT
(SEAL) By: T Mann
Deputy Clerk
Jennifer A. Nichols, Esq.
FisherBroyles, LLP
999 Vanderbilt Beach Rd- Suite 200
Naples, FL 34108
(239) 497-4708
Jennifer.Nichols@fisherbroyles.com
Service.Nichols@fisherbroyles.com
June 26; July 3, 2026 26-02368L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 26-CA-001519
YOUNG SUP LEE,
Plaintiff, v.

PETER FOREMAN LIFE ESTATE,
PETER FOREMAN, ESTATE OF
PETER FOREMAN, UNKNOWN
HEIRS OF PETER FOREMAN,
UNKNOWN SPOUSE OF PETER
FOREMAN and NORDA
WRIGHT-ANGAD, as Deputy Clerk
of Lee County, Florida,
Defendant.

TO: PETER FOREMAN LIFE ESTATE
C/O PETER FOREMAN
2573 LANDFILL ROAD
MT. CROGAN, SC 29727
PETER FOREMAN
2573 LANDFILL ROAD
MT. CROGAN, SC 29727
ESTATE OF PETER FOREMAN
2573 LANDFILL ROAD
MT. CROGAN, SC 29727
UNKNOWN HEIRS OF PETER
FOREMAN
2573 LANDFILL ROAD
MT. CROGAN, SC 29727
UNKNOWN SPOUSE OF PETER
FOREMAN
2573 LANDFILL RD
MT. CROGAN, SC 29727

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT:
LOT 9, BLOCK 87, UNIT 9, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DATED this 18 day of June, 2026.

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Shoap
As Deputy Clerk
The Law Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
June 26; July 3, 10, 17, 2026
26-02346L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-006224
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.

STEVEISHA TAERICA MORSE
A/K/A STEVEISHA MORSE, et al.,
Defendant.

To: STEVEISHA TAERICA MORSE
A/K/A STEVEISHA MORSE
3436 JEFFCOTT ST, FORT MYERS,
FL 33916
UNKNOWN SPOUSE OF STEVEISHA TAERICA MORSE A/K/A STEVEISHA MORSE
3436 JEFFCOTT ST, FORT MYERS,
FL 33916
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 12, CITY VIEW PARK NO. 3, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 32, 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 18 day of June, 2026.
Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
As Clerk of the Court
(SEAL) BY: K Shoap
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
25-13106FL
June 26; July 3, 2026 26-02345L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002330
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
C-BASS MORTGAGE LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2007-CB4,
Plaintiff, vs.

JOSEPH W. ADAM A/K/A JOSEPH
ADAM; UNKNOWN SPOUSE OF
JOSEPH W. ADAM A/K/A JOSEPH
ADAM; PORTFOLIO RECOVERY
ASSOCIATES, LLC,
Defendant(s).

TO: Joseph W. Adam a/k/a Joseph Adam
Residence Unknown
Unknown Spouse of Joseph W. Adam
a/k/a Joseph Adam
Residence Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County, Florida:
LOT(S) 5,6 & 7, BLOCK 41, UNIT 3, FORT MYERS SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 26 TO 28, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Street Address: 13231 5th Street, Fort Myers, Florida 33905
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated on June 18, 2026.
Kevin C. Karnes
Clerk of said Court
(SEAL) By: K Shoap
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:26-400082
June 26; July 3, 2026 26-02353L

FIRST INSERTION

Notice of Public Sale
Notice of Public Auction for monies due on storage units. The auction will be held on JULY 23, 2026 at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Auction will be held online at, storagetreasures.com

FACILITY 77	UNIT	BALANCE
11401 S. Cleveland Ave Fort Myers, FL 33907	B53	239.9
YECIKA MEJIA MARTINEZ		26-02379L

COUNTY, FLORIDA, TO WIT:
LOT 9, BLOCK 87, UNIT 9, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before July 28, 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 18 day of June, 2026.
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Shoap
As Deputy Clerk
The Law Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
June 26; July 3, 10, 17, 2026
26-02346L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
Case No. 26-CA-000508
KEVIN QUINN,
Plaintiff, vs.

JULIJA MANCE a/k/a JULIJA
BOHLERT
Defendant.

TO: JULIJA MANCE a/k/a JULIJA BOHLERT
3404 Surfside Blvd
Cape Coral, Florida 33914
... if alive, and if dead, and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title, or interest in and to the property described as:
Lots 11 and 12, Block 1798, Unit 45, Cape Coral Subdivision, according to the plat thereof, as recorded in Plat Book 21, Pages 122 through 134, in the Public Records of Lee County, Florida.
Commonly known as 222 SW 37th Terrace, Cape Coral, FL 33914

YOU ARE NOTIFIED that the above captioned action for partition of the real property located at 222 SW 37th Terrace, Cape Coral, FL 33914 has been instituted against you.
YOU ARE REQUIRED to serve a copy of your written defenses, if any, to this action on Aisha Cruz Tirado, Esq., whose address is 1714 Cape Coral Parkway East, Cape Coral, Florida 33904, on or before July 28, 2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
Date: 06/18/2026
Kevin C. Karnes
As Clerk of Court
(SEAL) By: N Wright-Angad
Deputy Clerk
Aisha Cruz Tirado, Esq.,
1714 Cape Coral Parkway East,
Cape Coral, Florida 33904
June 26; July 3, 10, 17, 2026
26-02361L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-005188
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

MAYRA V. FLORES; EDGAR
O. FLORES; TOWN LAKES
HOMEOWNERS ASSOCIATION,
INC.; COASTAL COMMUNITY
BANK; FLORIDA ROOF
SPECIALISTS, INC.; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
MAYRA V. FLORES
(LAST KNOWN ADDRESS)
8160 FOUNTAIN MIST BOULEVARD
LEHIGH ACRES, FLORIDA 33972
EDGAR O. FLORES
(LAST KNOWN ADDRESS)
8160 FOUNTAIN MIST BOULEVARD
LEHIGH ACRES, FLORIDA 33972
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 17, BLOCK 5 OF TOWN LAKES PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGES 68 TO 73, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 8160 FOUNTAIN MIST BOULEVARD, LEHIGH ACRES, FLORIDA 33972
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 18 day of June, 2026.
KEVIN C. KARNES
As Clerk of the Court
(SEAL) By: K Shoap
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.: 25-01254 NML
June 26; July 3, 2026 26-02371L

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-000139
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR GSAMP TRUST 2007-SEAL,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2007-SEAI,
Plaintiff, vs.

KURT A. WEICHERT A/K/A
KURT WEICHERT AND DARCI
L. WEICHERT A/K/A DARCI L.
WICHERT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2024, and entered in 24-CA-000139 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-SEAL, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-SEAI is the Plaintiff and KURT A. WEICHERT A/K/A KURT WEICHERT; DARCI L. WEICHERT A/K/A DARCI L. WICHERT; JEFF HOLTZMAN 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:
LOTS 20 AND 21, BLOCK 4906, CAPE CORAL, UNIT 74, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 111 THROUGH 131, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 2803 SW 37TH TER, CAPE CORAL, FL 33914
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 06/17/2026
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
23-156344 - MaM
June 26; July 3, 2026 26-02340L

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 Forge Ahead Industries located at 4218 NW 33rd Street in the City of Cape Coral, Lee, FL 33993 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of June, 2026
Critical Deployments LLC
June 26, 2026 26-02380L

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 Mo Tasty Treats-n-Sweets located at 630 Astarias Circle, in the County of Lee in the City of Fort Myers, Florida intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Florida, this 22 day of June, 2026.
June 26, 2026 26-02399L

--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000068
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000058
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000066
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000061
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000051
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000055
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000069
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000063
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000057
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000050
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000059
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2026000067
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION
Case No. 362026CA000202A001CH
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. SANDRA J RUNGE, et al. Defendants.

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002132
BANK OF AMERICA, N.A., Plaintiff vs. ISABEL HERNANDEZ RAMOS; UNKNOWN SPOUSE OF ISABEL HERNANDEZ RAMOS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002132
BANK OF AMERICA, N.A., Plaintiff vs. ISABEL HERNANDEZ RAMOS; UNKNOWN SPOUSE OF ISABEL HERNANDEZ RAMOS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002132
BANK OF AMERICA, N.A., Plaintiff vs. ISABEL HERNANDEZ RAMOS; UNKNOWN SPOUSE OF ISABEL HERNANDEZ RAMOS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002132
BANK OF AMERICA, N.A., Plaintiff vs. ISABEL HERNANDEZ RAMOS; UNKNOWN SPOUSE OF ISABEL HERNANDEZ RAMOS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002132
BANK OF AMERICA, N.A., Plaintiff vs. ISABEL HERNANDEZ RAMOS; UNKNOWN SPOUSE OF ISABEL HERNANDEZ RAMOS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL: legal@businessobserverfl.com

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002089
VIJAYKUMAR N PATEL,
Plaintiff, vs.
URISHA ALI,
Defendant,
TO: URISHA ALI, deceased and all others claiming by, through and under URISHA ALI, deceased
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida:
Lot 2, Block 10, Unit 3, Section 25, Township 44 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 36, of the Public Records of Lee County, Florida a/k/a 420 Abbott Ave Lehigh Acres, FL 33972. has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on , of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before July 27, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
DATED this 16 day of June, 2026.
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Shoap
As Deputy Clerk
Manzo & Associates, P.A.,
Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692
June 26; July 3, 10, 17, 2026
26-02360L

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

SECOND INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd SE, Bonita Springs, FL 34135
*Auction: July 7, 2026 at 12:30 Pm
*Household Goods
1. Annette Bernal
2. Zhane Nash
3. Zachary Tressler
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 19, 26, 2026 26-02256L

SECOND INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 25420 Bernwood Dr, Bonita Springs, FL 34135. July 7th, 2026 at 11:00 AM.
Tyler Keely
Description of items- Whirlpool Washer, Stove, Whirlpool microwave, tennis rackets, vacuum, clothes totes, boxes, rechargeable tools, and tennis supplies.
Christina Adams
Description of items- Weight bench, tackle boxes, car windshield blinds, 2 racks, bike in parts, knife block with knives, saw horses, and foam back roller.
Sonja Darling
Description of items- books, boxes, tote, and soft sided cooler
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 19, 26, 2026 26-02282L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001763
Division Probate
IN RE: ESTATE OF HOWARD F. ROEDING, AKA HOWARD F. ROEDING JR., Deceased.
The administration of the estate of Howard F. Roeding, AKA Howard F. Roeding Jr., deceased, whose date of death was March 12, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is June 19, 2026.
Personal Representative:
FineMark Bank & Trust,
a Division of Commerce Bank
Theresa A. Daily, Vice President
8695 College Parkway, Suite 100
Fort Myers, FL 33919
Attorney for Personal Representative:
Mary Vlasak Snell, Attorney
Florida Bar Number: 516988
Pavesel Law Firm
1833 Hendry Street
Fort Myers, FL 33902
Telephone: (239) 334-2195
Fax: (239) 332-2243
E-Mail: mvs@paveselaw.com
Secondary E-Mail: lja@paveselaw.com
June 19, 26, 2026 26-02316L

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. **ADVERTISEMENT OF SALE:** Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7019 - Cape Coral Facility Address: 1521 Del Prado Blvd., Cape Coral, FL 33909 US Facility Phone: 1+ (239) 217-1081 Description: Entire contents of unit consisting of, but not limited to: Robert Schimansky- Toy RV, chairs, shelves, old board games, totes, mattress, suitcases, horseshoe games; Jennifer Duval- Holiday decorations, cotton candy machine, craft supplies, books, toys, appliances, shelves, misc. boxes. Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00am. Property will be sold to the highest bidder.
June 19, 26, 2026 26-02298L

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. **ADVERTISEMENT OF SALE:** Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8651 - North Fort Myers Facility Address: 14251 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 842-7286 Description: Entire contents of unit consisting of, but not limited to: John Eisenheart- Bed head board table chest; Jaclyn Sullivan-Totes Fan Cooler Mattress TV. Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00am. Property will be sold to the highest bidder.
June 19, 26, 2026 26-02301L

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. **ADVERTISEMENT OF SALE:** Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8029 - North Fort Myers Facility Address: 14150 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 307-0008 Description: Entire contents of unit consisting of, but not limited to: David Miller- Plastic Totes, Racks, Vacuum, Rugs; William Farley- Bicycles, Bicycle parts, Plastic Bins, Tools, Generator; James Snell- Boxes, Ladders, Large Fans, Ladders, Tools, Christmas Decor. Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00am. Property will be sold to the highest bidder.
June 19, 26, 2026 26-02300L

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. **ADVERTISEMENT OF SALE:** Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8014 - Cape Coral Facility Address: 3300 Chiquita Blvd. S., Cape Coral, FL 33914 US Facility Phone: 1+ (239) 208-0009 Description: Entire contents of unit consisting of, but not limited to: Daniel Sun- Kayaks , tables, chairs, shelves , Dewalt bag, soldering kit; Roselore Touze- Basket, Fan, Grill, Bar stool , stroller Little bike, cooler Freezer, Air fryer, boxes; Adam Wheeler- Crab pots, cooler, totes, steam pot, totes, Barrels; Joemi Santiago-crib , pictures, VR set, babychanger, luggage, baby bouncer, etc; Kimberly Duddleston- wrapping paper, totes, boxes , LV luggage , christmas wreath holder. Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00am. Property will be sold to the highest bidder.
June 19, 26, 2026 26-02299L

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. **ADVERTISEMENT OF SALE:** Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7010- Ft. Myers Facility Address: 12859 McGregor Blvd. Ft. Myers, FL 33919 US Facility Phone: 1+ (239) 443-3885 Description: Entire contents of unit consisting of, but not limited to: Jay Morgan- wheelbarrow, rope. Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00am. Property will be sold to the highest bidder.
June 19, 26, 2026 26-02297L

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. **ADVERTISEMENT OF SALE:** Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8055- Ft. Myers Facility Address: 13701 Indian Paint Lane, Ft. Myers, FL 33912 US Facility Phone: 1+ (239) 300-2075 Description: Entire contents of unit consisting of, but not limited to: Elizabeth Dear- Bins, Clothes, Boxes, Bedding, Pillows and Decorations; Jennifer Simpson- Boxes, Pressure Washer, Suitcases, Golf Clubs, Bags, Toys, Stuff ed Animal; George Lee- Paintings, Art, Furniture. Bidding: All bidding will take place online at StorageTreasures.com on July 10, 2026, at 11:00am. Property will be sold to the highest bidder.
June 19, 26, 2026 26-02296L

SECOND INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION
24-GA-000324
IN RE: The Guardianship of Anthony Cummings
Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:
Guardianship of: IN RE: The Guardianship of Anthony Cummings, Person Subject to Guardianship
Case number 24-GA-000324, \$5,119.03 (less the cost of publication); Amy McCann, as Guardian, deposited these funds per order entered on 05/21/2026, on behalf of Anthony Cummings.
The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.
Dated: May 21, 2026
KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County 1700 Monroe St. Ft. Myers, FL 33901 By: s/ Karen Dix Deputy Clerk
May 29; June 26, 2026 26-02001L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CIVIL DIVISION
CASE NO.: 26-DR-000838
IN RE THE MARRIAGE OF: DESIREE PERREIRA, Plaintiff, and DAVID BROWN, Respondent.
TO: DAVID BROWN Last known address: 273 Stone Bluff Way Clarkesville, TN 37740
YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage 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

FOURTH 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

SECOND INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION
24-GA-000268
IN RE: The Guardianship of Ronald Bell
Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:
Guardianship of: IN RE: The Guardianship of Ronald Bell, Person Subject to Guardianship
Case number 24-GA-000268, \$2,062.87 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 05/20/2026, on behalf of Ronald Bell.
The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.
Dated: May 22, 2026
KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County 1700 Monroe St. Ft. Myers, FL 33901 By: s/ Karen Dix Deputy Clerk
May 29; June 26, 2026 26-02019L

the Clerk of the above styled Court on or before the 20th 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 8th day of June, 2026.
Kevin C. Karnes, Clerk of the Circuit Court (SEAL) By: B Willey Deputy Clerk
June 19, 26; July 3, 10, 2026 26-02277L

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

Who benefits from legal notices?
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-001075
IN RE: ESTATE OF THOMAS LEE JOHNSON, Deceased.

The administration of the estate of THOMAS LEE JOHNSON, deceased, whose date of death was January 21, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 19, 2026.

NICHOLE SIMPSON**Personal Representative**

2110 SE 16th Street
Cape Coral, FL 33990
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
June 19, 26, 2026 26-02305L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File Number: 26-CP-001424
IN RE: ESTATE OF Edward Allen Uncapher Deceased.

The administration of the estate of Edward Allen Uncapher, deceased, whose date of death was February 23, 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 19, 2026.

Personal Representative:**Lois Uncapher Mikita**

216 El Contento Drive
Bentonville, Arkansas 72712
Attorney for Personal Representative:
D. Christopher Alfonso, Esquire
Attorney
Florida Bar Number: 0731455
3002 West Kennedy Blvd.
Tampa, FL 33609
Telephone: (813) 523-9009
E-Mail: chris@wealthplanninglaw.com
June 19, 26, 2026 26-02255L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000862
Division Probate
IN RE: ESTATE OF PHILIP WAYNE HUBBARD A/K/A PHILIP W. HUBBARD Deceased.

The administration of the estate of Philip Wayne Hubbard A/K/A Philip W. Hubbard, deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., 1st and 2nd Floors, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:**Pamela Thomas**

13269 Hyde Road
Hartland, MI 48353
Alexandra Kane
Attorney for Personal Representative
Email Addresses:
alexandra@glpa.law
matt@glpa.law
Florida Bar No. 1039243
9955 Tamiami Trail North, Suite 4
Naples, FL 34108
Telephone: (239) 207-3403
June 19, 26, 2026 26-02269L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-1625
IN RE: ESTATE OF EMILY M. RIZZO, Deceased.

The administration of the estate of Emily M. Rizzo, deceased, whose date of death was January 8, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:**Alexander Person**

28045 Sanibel Sands Street
Bonita Springs, FL 34135
Attorney for Personal Representative:
Melissa D. Stubbs, Esq.
Florida Bar No. 1018975
Wilson and Johnson, P.A.
2425 Tamiami Trail N., Suite 211
Naples, Florida 34103
Telephone: (239) 436-1500
E-mail Addresses:
mdstubbs@naplesstatelaw.com
2nd: ewhittier@naplesstatelaw.com
4926-5801-2589, v. 1
June 19, 26, 2026 26-02262L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-1726
Division Probate
IN RE: ESTATE OF THOMAS P. AUGUST Deceased.

The administration of the Estate of Thomas P. August, deceased, whose date of death was May 5, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The 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 19, 2026.

Personal Representative:**FLORIDA TRUST WEALTH MANAGEMENT****By: Peter M. Knize****Its: Chief Financial Officer**

13525 Bell Tower dr.
Fort Myers, Florida 33907
Attorney for Personal Representative:
David M. Platt, Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, Florida 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sanclaw.com
June 19, 26, 2026 26-02267L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-001359
IN RE: ESTATE OF MARY ALICE BASHFORD, A/K/A MARY A. BASHFORD, A/K/A MARY BASHFORD Deceased

The administration of the estate of Mary Alice Bashford, a/k/a Mary A. Bashford, a/k/a Mary Bashford, deceased, whose date of death was November 22, 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., 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 06/19/2026

Personal Representative**Linda Jensen**

9713 Royston Court
Granite Bay, California 95746
Attorney for Personal Representative
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd floor
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (800) 809-1774
E-Mail: andy@ponnocklaw.com
June 19, 26, 2026 26-02270L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001736
IN RE: ESTATE OF ESTELLE SILVER, Deceased

The administration of the estate of ESTELLE SILVER, 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 Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 19, 2026.

Personal Representative:**s/Deborah Jane Silver****DEBORAH JANE SILVER**

1690 Capistrano Avenue
Berkeley, California 94707
Attorney for Personal Representative:
s/Edward E. Wollman
EDWARD E. WOLLMAN
Florida Bar Number: 618640
PATRICK COURVILLE
Florida Bar Number: 115708
WOLLMAN GEHRKE & ASSOCIATES, P.A.
2235 Venetian Court, Suite 5
Naples, Florida 34109
Telephone: (239) 435-1533
Fax: (239) 435-1433
E-Mail: ewollman@wga-law.com
pcourville@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
June 19, 26, 2026 26-02265L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-1754
Division Probate
IN RE: ESTATE OF JOSEPH EDWARD TODD, A.K.A. JOSEPH E. TODD Deceased.

The administration of the estate of JOSEPH EDWARD TODD, a.k.a. JOSEPH E. TODD, deceased, whose date of death was December 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, 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

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 19, 2026.

Personal Representative:**DocuSigned by: Sandra Todd****SANDRA TODD**

10736 San Tropez Circle
Estero, Florida 33928
Attorney for Personal Representative:
s/Brandon Bytnar
Brandon R. Bytnar, Esq.
Attorney
Florida Bar Number: 66365
The Law Office of Brandon R. Bytnar, P.L.
9120 Galleria Court, Suite B
Naples, Florida 34109
Telephone: (239) 592-9211
Fax: (239) 963-1479
E-Mail: brandon@bytnarlaw.com
Secondary E-Mail:
sasha@bytnarlaw.com
June 19, 26, 2026 26-02263L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-001114
IN RE: ESTATE OF MARY NELLE HAFFNER, AKA MARY N. HAFFNER, Deceased.

The administration of the estate of MARY NELLE HAFFNER, aka MARY N. HAFFNER, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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. 732.2211, 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 19, 2026.

Personal Representative:**/s/ Jay W. Haffner****JAY W. HAFFNER**

7730 Park Creek Drive
Dayton, OH 45459
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 19, 26, 2026 26-02281L

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 ---

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-4333
Freedom Mortgage Corporation, Plaintiff, vs. Michelle Lynn Allen, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-4333 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Michelle Lynn Allen; Unknown Spouse of Michelle Lynn Allen 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 5 AND 6, BLOCK 1753, CAPE CORAL UNIT 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 122 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH THE WEST HALF OF VACATED ALLEY ABUTTING SAID PROPERTY ON THE EAST AS VACATED IN RESOLUTIONS 4-96, RECORDED IN OFFICIAL RECORDS BOOK 2684, PAGE 1035, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TAX ID: 02-45-23-C4-01753.0050

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
Dated this day of 06/16/2026

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-F01955
June 19, 26, 2026 26-02303L

SECOND INSERTION

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

CIVIL ACTION
CASE NO. 2026-CC-004184
BROOKSHIRE BATH & TENNIS CLUB ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. KENNETH OFIERO, UNKNOWN SPOUSE OF KENNETH OFIERO, HEATHER RIDGE I OF BROOKSHIRE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, ALLIANT CREDIT UNION, and ANY UNKNOWN PERSONS IN POSSESSION, Defendants.

TO: KENNETH OFIERO and UNKNOWN SPOUSE OF KENNETH OFIERO
Last Known Address: 6899 Pentland Way, Fort Myers, FL 33966

YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:
Unit No. 114, Building 11 of Heather Ridge I of Brookshire, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 2011, Page 824, and all exhibits and amendments thereof, Public Records of Lee County, Florida. Parcel ID #19-45-25-12-00011.1140

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Brendan P. Karl, Esq., GrayRobinson, P.A., 12800 University Drive, Suite 260, Fort Myers, FL 33907, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
DATED on this day of 06/10/2026

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

Brendan P. Karl, Esq.,
GrayRobinson, P.A.,
12800 University Drive, Suite 260,
Fort Myers, FL 33907
Brendan.Karl@gray-robinson.com;
sandra.santiago@gray-robinson.com
June 19, 26, 2026 26-02254L

SECOND INSERTION

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

CASE NO. 2025-CA-006045
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B, Plaintiff, vs. DALTON COMMUNITIES, et al, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated June 10, 2026 entered in Civil Case No. 2025-CA-006045 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A is Plaintiff and DALTON COMMUNITIES, LLC; RICHARD DALTON; DALTON GROUP, LLC; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2, are Defendants.

I KEVIN C. KARNES, clerk of this court will sell to the highest bidder for cash online: By electronic sale beginning at 9:00 A.M. on the prescribed date at www.lee.realforeclose.com. on July 16, 2026 the following described property as set forth in said Final Judgment, to wit:

LOTS 20 AND 21, BLOCK 4116, CAPE CORAL UNIT 57, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE(S) 124 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Property address: 2016 NW 24th Pl., 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. 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.
DATED 06/17/2026

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

Law Offices of Manganelli, Leider & Savio, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Tel: (561) 826-1740
Fax: (561) 826-1741
service@mls-pa.com
June 19, 26, 2026 26-02313L

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-007058
Freedom Mortgage Corporation, Plaintiff, vs. Dara Phillips, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-007058 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Dara Phillips; Jesse Phillips 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 103, SOUTHWOOD, UNIT 21, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 59 THROUGH 95, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TAX ID: 08-45-27-L4-21103.0090

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 06/15/2026

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

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 25-F03778
June 19, 26, 2026 26-02291L

SECOND INSERTION

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

CASE NO.: 25-CA-005862
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ZAKARY LOUIS ONSTAD A/K/A ZAKARY L. ONSTAD; FRANCESCA ALEXANDRA ONSTAD A/K/A FRANCESCA A. ONSTAD; UNKNOWN SPOUSE OF ZAKARY LOUIS ONSTAD A/K/A ZAKARY L. ONSTAD; UNKNOWN SPOUSE OF FRANCESCA ALEXANDRA ONSTAD A/K/A FRANCESCA A. ONSTAD; CORAL LAKES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated June 15, 2026 entered in Civil Case No. 25-CA-005862 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ONSTAD, ZAKARY LOUIS, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at LEE County On-Line Public Auction website: <https://lee.realforeclose.com>, at 09:00 AM on July 30, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

LOT 39, BLOCK 7050, CORAL LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE(S) 12, THROUGH 28, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of sale shall be published as provided herein.
Dated this 15 day of June, 2026.

KEVIN C. KARNES
Clerk of the Circuit Court (SEAL) BY: T Mann
Deputy Clerk

FRENKEL LAMBERT WEISS
WEISSMAN & GORDON, LLP
Attorney for Plaintiff
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, FL 33301
Telephone: (954) 522-3233 |
Fax (954) 200 7770
04-102657-F00
June 19, 26, 2026 26-02293L

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-005938
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANALIA VINCENTI VERGARA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2026, and entered in 25-CA-005938 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ANALIA VINCENTI VERGARA; ROYAL WOODS ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on July 09, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 7003-D ROYAL WOODS, PHASE I, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF SAID FRACTION OF A SECTION, SAID POINT BEING IN THE CENTERLINE OF ISLAND PARK ROAD (60.00 FEET WIDE); THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS WEST ALONG

SECOND INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 (112 NW 35th Pl., Cape Coral, FL 33993)

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 25-CA-004460

TRYON STREET ACQUISITION TRUST I, Plaintiff, v. SHATUSHIVE LLC, and JOHN / JANE DOE, fictitious names representing tenants in possession, Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated June 9, 2026 and Amended Final Judgment of Foreclosure and Damages dated June 11, 2026 entered in Case No. 2025-CA-004460 of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which CHURCHILL FUNDING II LLC, is the Plaintiff, and SHATUSHIVE LLC et. al., is the Defendant, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at <http://www.LEE.realforeclose.com> beginning at 9:00 a.m. on July 23, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lots 31 and 32, Block 4171, CAPE CORAL UNIT 59 Sub-division, according to the plat thereof, as recorded in Plat Book 19, Pages 140 through 153, inclusive of the Public Records of Lee County, Florida.
Property Address: 112 NW 35th Place, Cape Coral, Florida 33993
Together with all rents, issues and profits.

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 12th day of June 2026.
06/15/2026

Kevin C. Karnes
Clerk of Court (SEAL) T Mann
by Deputy Clerk
LEE COUNTY, FLORIDA

/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
67747882 v1
June 19, 26, 2026 26-02292L

SECOND INSERTION

PLAINTIFF'S NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO: 25-CA-5461

MARC DYKES, Plaintiff, v. EMERSON SOUZA PIRES, LUCIMAR SOUZA PIRES, ENOQUE JOANAS PIRES, JEFFERSON CAPITAL SYSTEMS, LLC, UNITED STATES SECURITIES AND EXCHANGE COMMISSION, and GOODLEAP, LLC Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in Civil Acton No. 25-CA-5461 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein MARC DYKES is the Plaintiff and EMERSON SOUZA PIRES, LUCIMAR SOUZA PIRES, ENOQUE JOANAS PIRES, JEFFERSON CAPITAL SYSTEMS, LLC, UNITED STATES SECURITIES AND EXCHANGE COMMISSION, and GOODLEAP, LLC are the Defendants. Kevin C. Karnes, as Clerk of the Circuit Court, shall sell to the highest and best bidder by electronic sale BEGINNING AT 9:00 A.M. at www.lee.realforeclose.com, IN ACCORDANCE WITH SECTION 45.031, FLORIDA STATUTES, on JULY 16, 2026. The following described property as set forth in said Final Judgment of Foreclosure,

to wit:
With a Legal Description of:
CAPE CORAL UNIT 45 BLK 1766 PB 21 PG 129 LOTS 29 + 30
Strap No. 02-45-23-C1-01766.0290
Folio ID No. 10098713
More commonly known as 606 SW 35th Street, Cape Coral, Florida 33914

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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME FOR THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
06/17/2026

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

Submitted by:
Adam J. Stevens, Esq. (FBN 31898)
STEVENS LEGAL GROUP
4706 Chiquita Boulevard S.
PMB 308
Cape Coral, Florida 33914
Telephone: (239) 374-4353
Facsimile: (239) 374-4356
astevens@stevenslegalgroup.com
nbolden@stevenslegalgroup.com
Counsel for Plaintiff
June 19, 26, 2026 26-02311L

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-006909

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ARNOLD WARD, JR, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 27, 2026 in Civil Case No. 25-CA-006909 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Arnold Ward, Jr, 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 July 9, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 3, Block 30, Sandalwood Estates, according to the plat thereof as recorded in Plat Book 38, Pages 1 through 3, inclusive, Public Records of Lee County, Florida.
Formerly described as:
Part of the Southwest Quarter (SW 1/4) of Section 15, Township 45 South, Range 24 East, Lee County, Florida, being more

particularly described as follows:
Commencing at the Southwest corner of said Section 15; thence run North 89°55'17" East along the South line of said Southwest Quarter (SW 1/4) for 467.53 feet; thence run North 8°16'56" West for 96.23 feet to the Point of Beginning; thence run South 8°16'56" East for 40.00 feet; thence run South 81°43'04" West for 31.00 feet; thence run North 8°16'56" West for 12.67 feet; thence run North 81°43'04" East for 4.17 feet; thence run North 8°16'56" West for 27.33 feet; thence run North 81°43'04" East 26.83 feet to the Point of Beginning.
A/K/A Unit 30-C of Sandalwood Estates.
Address: 8913 Somerset Blvd, Fort Myers, FL 33919

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 06/12/2026

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

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-14444FL
June 19, 26, 2026 26-02280L

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 25-CA-002526

CHANGE LENDING LLC, Plaintiff, vs. BRYAN D. SCHWARTZ; LINDA J. GARDINER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated December 18, 2025, and an Order Resetting Sale dated June 4, 2026 and entered in Case No. 25-CA-002526 of the Circuit Court in and for Lee County, Florida, wherein CHANGE LENDING LLC is Plaintiff and BRYAN D. SCHWARTZ; LINDA J. GARDINER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash

on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on July 9, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 123, UNIT 5, TOWN AND RIVER ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 25, PAGES 75 AND 76.

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.
DATED at Ft. Myers, Florida, on 06/10/2026.

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

Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com
4050-218308 / PC1
June 19, 26, 2026 26-02249L

--- ESTATE ---

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-1634
IN RE: ESTATE OF
JO-AN D. NOLF,
deceased.

The intestate administration of the intestate estate of Jo-An D. Nolf, deceased, who died on February 19, 2026, File Number 26-CP-1634 I 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, PO Box 9346, Fort Myers, FL 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is 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 19, 2026.

Eric Arres
Erica Herrera,
Personal Representative
10924 Cherry Laurel Drive
Fort Myers, FL 33912
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@barrettlaw.com
Phone: (260) 423-8871
Fax: (260) 423-8920
4935-9366-7239
June 19, 26, 2026 26-02271L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-006341
FIRST INTERNET BANK OF
INDIANA,
Plaintiff, vs.
HYL GROUP CORPORATION;
LINDSAY HUELSENBECK;
MARLENA GEHEB; THE
HAIR ARTISTS LLC; and
and LA FONDITA MEXICAN
RESTAURANT, INC.,
Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Lee County, Florida will sell the following property situated in Lee County, Florida described as:

Lots 34 and 35, Block 3592, CAPE CORAL UNIT 46, according to plat thereof as recorded in Plat Book 17, Pages 118 through 129, of the Public Records of Lee County, Florida.
Commonly known as 211 NE 9th Ave., Cape Coral, FL 33909
at public sale on July 9, 2026, at 9:00 A.M., to the highest and best bidder for cash on the Clerk's website, <https://www.lee.realforeclose.com> for online auctions.

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.

DATED 06/10/2026.
KEVIN C. KARNES
Clerk of the Court and Comptroller
(SEAL) By: T Mann
Deputy Clerk
(239) 533-5000

ELLISON | LAZENBY
/s Jason M. Ellison
Jason M. Ellison
FBN: 0040963
jellison@elattorneys.com
9800 4 th Street North
Suite 206
St. Petersburg, FL 33702
admin2@elattorneys.com
T: (727) 362-6151
Attorney for Plaintiff, First
Internet Bank of Indiana
June 19, 26, 2026 26-02245L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001674
IN RE: ESTATE OF
MAXINE WEINBERG
Deceased

The administration of the estate of MAXINE WEINBERG, deceased, whose date of death was June 20, 2025; File Number 26-CP-001674, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 19, 2026.

PATRICIA L. COLLURA
Personal Representative
20180 Millrun Drive
Estero, FL 33928
Derek B. Alvarez, Esquire -
FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire -
FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire -
FBN 65928
WCM@GendersAlvarez.com
GENDEARS ALVAREZ DIECIDUE,
P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
June 19, 26, 2026 26-02264L

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-006830
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JOHN ANTHONY HEIPLE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2026, and entered in 25-CA-006830 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JOHN ANTHONY HEIPLE; DEBRA HEIPLE 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 41 AND 42, BLOCK 4336, CAPE CORAL UNIT 61, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE(S) 4 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 2357 NW 37TH PL., CAPE CORAL, FL 33993

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

Dated this day of 06/10/2026.
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
25-345253 - MaM
June 19, 26, 2026 26-02247L

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 NOEL CHRISTOPHER WILLHITE, deceased, whose date of death was March 14, 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 Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-1664
Division: Probate
IN RE: ESTATE OF
TRAVIS A. MEREDITH
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 Travis A. Meredith, deceased, File Number 26-CP-1664, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was March 27, 2026; that the total value of the Estate is \$12,000.00; and that the names and addresses of those to whom it has been assigned by such Order are: Karen A. Meredith, as Trustee of the Travis A. Meredith Revocable Trust, dated October 2, 1992.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

ALL CLAIMS AND DEMANDS

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001746
Division: Probate
IN RE: ESTATE OF
DONNA M. WILLIAMS,
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 Donna M. Williams, deceased, File Number 26-CP-001746, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was October 14, 2025; that the total value of the Estate is \$500.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Scott B. Williams
605 SW 15th Terrace,
Cape Coral, FL 33990
Brandon M. Williams
1013 Eagles Nest Way,
Chesapeake, VA 23322
Tyler J. Williams
1220 SW 38th Terrace,
Cape Coral, FL 33914
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 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 19, 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 19, 26, 2026 26-02268L

SECOND INSERTION

NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of first publication of this Notice is June 19, 2026.

Person Giving Notice
Karen R. Meredith, as Trustee of the
Travis A. Meredith Revocable Living
Trust dated
October 2, 1992
16535 On Par Blvd.
Fort Myer, FL 33908
Attorney for Person Giving Notice:
Kevin A. Kyle
Florida Bar Number: 980595
SCHOENFELD KYLE & ASSOCIATES
LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
hollyk@trustska.com
4931-9316-8308, v. 1
June 19, 26, 2026 26-02266L

SECOND INSERTION

the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

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

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

The date of first publication of this Notice is June 19, 2026.

Person Giving Notice:
Scott B. Williams
605 SE 15th Terrace
Cape Coral, FL 33990
Attorney for Person Giving Notice:
Kevin A. Kyle, Attorney
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
4898-6018-9345, v. 1
June 19, 26, 2026 26-02286L

--- 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. 25-CA-005127

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
CHASTITY GASKALLA AND
JASON HEADLEY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 09, 2026, and entered in 25-CA-005127 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and CHASTITY GASKALLA; JASON HEADLEY; PROGRESSIVE SELECT INSURANCE COMPANY, AS SUBROGEE FOR KIMBERLY M. SABATELLO; CORNING CREDIT UNION 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:

THE NORTH 5 FEET OF LOTS 16 AND 17 TOGETHER WITH THE SOUTH 65 FEET OF LOTS 14 AND 15, BLOCK 3, GROVE CITY PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLOT-BOOK 5, PAGE 4, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3657 KELLY ST, FORT MYERS, FL 33901

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

Dated this day of 06/10/2026.

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
25-330569 - MaM
June 19, 26, 2026 26-02246L

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-005618

FBC MORTGAGE, LLC,
Plaintiff, vs.
CRAIG ALLEN KINCAID A/K/A
CRAIG A. KINCAID A/K/A CRAIG
KINCAID, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 27, 2026 in Civil Case No. 25-CA-005618 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Craig Allen Kincaid a/k/a Craig A. Kincaid a/k/a Craig Kincaid, 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 July 9, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 131, Unit Two Spring Woods Mobile Home Subdivision, according to the plat thereof as recorded in Plat Book 42, Page 56 through 58, inclusive, of the Public Records of Lee County, Florida.
Together with 2006 ScotBilt Doublewide Mobile VIN No. SBHGA1050601490A and SBHGA1050601490B.

Address: 2490 Brownell Ct, 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 06/12/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) T Mann
Deputy Clerk
McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
21-03775FL
June 19, 26, 2026 26-02275L

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-004929

NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
RHOLLY ELISCA A/K/A ELISCA
RHOLLY, 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-004929 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 Rholly Elisca a/k/a Elisca Rholly, 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 July 09, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 9, Block 33, Unit 3, Section 1, Township 45 South, Range 26 East, Lehigh Acres, according to the Plat thereof, recorded in Plat Book 15, Page(s) 93, of the Public Records of Lee County, Florida.
Address: 2903 26th St SW, Lehigh Acres, FL 33976

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
Dated this 06/11/2026.

06/11/2026
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) T Mann
by Deputy

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-12950FL
June 19, 26, 2026 26-02250L

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-000531

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, vs.
NANCY JO GROSSKLAG A/K/A
NANCY J. GROSSKLAG, AS
TRUSTEE OF THE NANCY J.
GROSSKLAG LIVING TRUST
DATED NOVEMBER 2, 2021, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 27, 2026 in Civil Case No. 25-CA-000531 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Nancy Jo Grossklag a/k/a Nancy J. Grossklag, as trustee of the Nancy J. Grossklag Living Trust dated November 2, 2021, 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 July 9, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOTS 39 AND 40, BLOCK 3254, UNIT 66, CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 2 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Address: 1303 SW 34th St, Cape Coral, FL 33914

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 06/12/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: T Mann
Deputy Clerk
McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
24-11042FL
June 19, 26, 2026 26-02274L

--- PUBLIC SALES / TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2026000065
NOTICE IS HEREBY GIVEN that Day Star One LLC 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: 24-17525
Year of Issuance 2024 Description of Property LOT 7, BLOCK 41, UNIT 11, SECTION 1, 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 3, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

Strap Number 01-44-27-L2-11041.0070
Names in which assessed: CALVIN SAVAGE

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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02236L

SECOND INSERTION

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

Tax Deed #:2026000040
NOTICE IS HEREBY GIVEN that OSAMAH HASAN ALL IN ONE REALTOR LLC 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: 24-09218
Year of Issuance 2024 Description of Property UNIT NO. 108, PHASE I, BUILDING 1, CINNAMON COVE TERRACE CONDOMINIUM I, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM DECLARATION AS RECORDED IN OFFICIAL RECORD BOOK 1667, PAGE 951, AMENDED IN OR BOOK 1863, PAGE 3759, OR BOOK 1891, PAGE 2006, OR BOOK 2047, PAGE 1058, OR BOOK 2066, PAGE 4798, OR BOOK 2115, PAGE 4033 AND IN OR BOOK 2660, PAGE 3753 AND AS SUBSEQUENTLY AMENDED, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. Strap Number 06-46-24-21-00001.1080

Names in which assessed: VIOLETTE M TUCK REV Lvg Trust, VIOLETTE TUCK TRUST

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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02237L

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

PROBATE DIVISION
Case No.: 26-CP-001676
IN RE: ESTATE OF DAVID LEE MCNEIL, Deceased.

The administration of the estate of David Lee McNeil, deceased, whose date of death was April 10, 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

SECOND INSERTION

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

Tax Deed #:2026000047
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC 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: 24-18351
Year of Issuance 2024 Description of Property LOT 27, BLOCK 259, GREENBRIAR SUBDIVISION, UNIT 40, SECTION 7, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 63, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-27-09-00259.0270

Names in which assessed: AMERICAN ESTATE AND TRUST FBO BOBBY YARNIE IRA, BOBBY YARNIE IRA

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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02234L

SECOND INSERTION

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

Tax Deed #:2026000039
NOTICE IS HEREBY GIVEN that Gulf Group Holdings Inc Retirement Plan 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: 24-09529
Year of Issuance 2024 Description of Property LOT 22, UNIT 3, FAIRVIEW ISLES, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 10, PAGE(S) 123, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-46-24-W4-00400.0220

Names in which assessed: KRISTEN ANNE BERWICK TRUST

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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02276L

SECOND INSERTION

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

Tax Deed #:2026000053
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC 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: 24-18015
Year of Issuance 2024 Description of Property LOT 20, BLOCK 72, EAST PART OF UNIT 15, GREENBRIAR, SECTION 4, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 25, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-44-27-11-00072.0200

Names in which assessed: TSAVO GROUP INC

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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02239L

SECOND INSERTION

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

Tax Deed #:2026000037
NOTICE IS HEREBY GIVEN that Gulf Group Holdings Inc Retirement Plan 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: 24-11320
Year of Issuance 2024 Description of Property LOT NO. 14 IN BLOCK G OF ARBORWOOD PRESERVE, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 2015000246323, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-45-25-P3-3300G.0140

Names in which assessed: DONNA L PIACQUADIO

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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02244L

SECOND INSERTION

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 speci-

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 19, 2026.
Personal Representative:
Abby Woods
2740 Keepsake Way

Castle Rock, CO 80109
Attorney for Personal Representative:
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoeklein, Esq.
Florida Bar No. 0085615
Zoeklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
marley@zoekleinlawpa.com
brice@zoekleinlawpa.com
eservice4@zoekleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310
June 19, 26, 2026 26-02312L

SECOND INSERTION

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

Tax Deed #:2026000046
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC 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: 24-18237
Year of Issuance 2024 Description of Property LOT 4, BLOCK 273, UNIT 44 OF GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 67, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-44-27-09-00273.0040

Names in which assessed: KING VACATION HOME 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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02240L

SECOND INSERTION

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

Tax Deed #:2026000043
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC 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: 24-18253
Year of Issuance 2024 Description of Property LOT 2, BLOCK 276, UNIT 45, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 68 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-10-00276.0020

Names in which assessed: FREDERIC RENARD

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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02242L

SECOND INSERTION

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

Tax Deed #:2026000048
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC 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: 24-03886
Year of Issuance 2024 Description of Property LOTS 33 AND 34, BLOCK 4831, UNIT 71, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 88 TO 107, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-44-23-C3-04831.0330

Names in which assessed: PERLA CARANDANG

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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02235L

SECOND INSERTION

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

Tax Deed #:2026000044
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC 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: 24-18300
Year of Issuance 2024 Description of Property LOT 9, BLOCK 303, UNIT 52 GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 75 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-44-27-17-00303.0090

Names in which assessed: STEFANIA SYTNIK

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 08/11/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 19, 26; Jul. 3, 10, 2026
26-02243L



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.

How much do legal notices cost?

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.

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 25-CA-3836 SLEEP OVER VENTURE RESORT LLC, Plaintiff, v. ROBERT S. MYERS, Defendant.

Notice is hereby given that, pursuant to the Order Granting Motion to Foreclose Judgment Debtor's Interest in Pillar Cape Coral 1 LLC entered on June 3, 2026, in the above-captioned action, the Clerk of Court shall offer for sale the following property located in Lee County, Florida: 100% of the membership interest of Pillar Cape Coral 1 LLC at public sale, in the presence of the Plaintiff, to the highest and best bidder for cash, at www.Lee.realforeclose.com, on the 9th day of July, 2026, at 9:00 a.m., pursuant to the terms of the Order Granting Motion to Foreclose Judgment Debtor's Interest in Pillar Cape Coral 1 LLC, and in accordance with Section 45.031, Florida Statutes.

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 this Court on 06/15/2026.

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

Mark S. Mitchell, Esq., MMitchell@rtlaw.com; LCain@rtlaw.com. June 19, 26, 2026 26-02294L

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-004920 Fifth Third Bank, National Association, Plaintiff, vs. Danay MaSrrua, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-004920 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT, in and for Lee County, Florida, wherein Fifth Third Bank, National Association is the Plaintiff and Danay MaSrrua; Fifth Third Bank, N.A. 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 30th July 2026, the following described property as set forth in said Final Judgment, to wit: LOT(S) 23, 24, AND 25, BLOCK 1118, UNIT 23, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 39 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 13-44-23-c1-01118.0230 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 06/16/2026 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-F01911 June 19, 26, 2026 26-02304L

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. 26-CA-000068 SELENE FINANCE LP, Plaintiff, vs. TRACIE C MACLAUGHLIN, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 9, 2026 in Civil Case No. 26-CA-000068 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein SELENE FINANCE LP is Plaintiff and Tracie C MacLaughlin, 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 July 9, 2026 at 9:00 AM on the following described property as set forth insaid Summary Final Judgment, to-wit:

Lot 225, of RESERVE AT ESTERO, according to the Plat thereof as recorded in Plat Book 82, Page 51, Public Records of Lee County, Florida. Address: 9064 Astonia Way, Estero, FL 33967

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

Dated this 06/12/2026 Kevin C. Karnes Clerk of the Circuit Court (SEAL) BY: T Mann Deputy Clerk

McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 25-14534FL June 19, 26, 2026 26-02273L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE #20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA.

CASE No. 24-CA-003878 TOWD POINT MORTGAGE TRUST 2015-6, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, PLAINTIFF, VS. MARIA EUCADIS BLANCO A/K/A MARIA E. BLANCO, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 1, 2026, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on August 6, 2026, at 09:00 AM, at www.lee.realforeclose.com for the following described property: UNIT F, BUILDING 2000, FOXMOOR VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1535, PAGE 751, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated: 06/12/2026 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T Mann Deputy Clerk of the Court

Prepared by: Tromberg, Miller, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case #: 22-000557/24-CA-003878/SPS June 19, 26, 2026 26-02272L

SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 26-CA-1555 IN RE: FORFEITURE OF \$7,660.00 U.S. CURRENCY To: All American Social Club FL LLC registered agent Dana K. Anderson, address unknown

You are hereby notified that CARMINE MARCENO, as Sheriff of Lee County has filed a forfeiture proceeding in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$7,660.00 US CURRENCY seized on or about February 5, 2026 be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$7,660.00 U.S. Currency. You are required to file a copy of your written defenses, if any, to said forfeiture action on JOHN HOLLOWAY Petitioner's attorney, whose address is Lee County Sheriff's Office, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this 4th day of June, 2026. 06/10/2026 KEVIN C. KARNES Clerk of Court (SEAL) By: N Wright-Angad Deputy Clerk

John Holloway, Esquire Undersheriff 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1294 E-mail: JHolloway@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org By: John Holloway Florida Bar No.: 376840 June 19, 26, 2026 26-02253L

SECOND INSERTION

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

CIVIL JURISDICTION DIVISION CASE NO. 26-CA-001591 PLANET HOME LENDING, LLC, Plaintiff, vs. RICHARD G. WHITENIGHT, et al. Defendant(s),

TO: RICHARD G. WHITENIGHT, whose last known residences are: 977 HEARTY ST, NORTH FORT MYERS, FL 33903; and 14521 EAGLE RIDGE DR, FORT MYERS, FL 33912; and 4685 SE PARK NICOLLET AVE, APT 224, PRIOR LAKE, MN 55372; and 19600 HILLS OF CLAIRE AVE, PRIOR LAKE, MN 55372

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

LOT 16, BLOCK C, RIDGEWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 152, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 06/10/2026

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: N Wright-Angad DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-381003 June 19, 26, 2026 26-02261L

SECOND INSERTION

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

CIVIL ACTION CASE NO.: 26-CA-1467 WILLIAM DANE FOXWELL, Plaintiff, v. ZOE PEREZ, Defendant.

To: Zoe Perez 1611 Red Cedar Drive Apt #1 Fort Myers, FL 33907 1611 Red Cedar Drive Apt #12 Fort Myers, FL 33907 2800 48th Street W. Lehigh Acres, FL 33971

YOU ARE NOTIFIED that an action for libel per se and injunctive relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew S. Toll, Esq., Toll Law, 210 Del Prado Blvd. S., Ste. 1, Cape Coral, Florida 33990 on or before July 15, 2026 the first Publication of the 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 seal of this Court this day of 06/15/2026

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

Matthew S. Toll, Esq., Toll Law, 210 Del Prado Blvd. S., Ste. 1, Cape Coral, Florida 33990 June 19, 26; July 3, 10, 2026 26-02285L

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY

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

CASE NO.: 2026-CA-000242 AMERIHOM MORTGAGE COMPANY, LLC, Plaintiff, vs. ESTATE OF RUSSELL ADAMS HARRISON; et al., Defendants.

TO: MARTHA REED JOHNSON; 102 WHITEHALL ROAD #23 AMESBURY, MA 01913

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

LOT 12, IN BLOCK 89, OF LEHIGH ACRES, UNIT 11, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGE 23, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 2600 ELVA PL, LEHIGH ACRES, FL 33971.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, within 30 days 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 06/12/2026 KEVIN KARNES CLERK OF THE CIRCUIT COURT (SEAL) BY: N Wright-Angad DEPUTY CLERK

SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd., Suite 302 Boca Raton, FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff June 19, 26, 2026 26-02278L

SECOND INSERTION

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

DIVISION: Civil Circuit CASE NO.: 25-CA-002348 DRAKE READY MIX, INC., a Florida profit corporation Plaintiff, vs. ATECSA USA LLC a Florida limited liability company, and WHITE CAP, L.P., a Florida limited partnership, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Order on Plaintiff, Drake Ready Mix, Inc. and Defendant, White Cap, L.P.'S Joint Emergency Motion To Set Aside Bid, Vacate Certificate Of Sale, Vacate Certificate Of Title, If Issued, and Reschedule Foreclosure Sale & Objection To Sale entered in this cause on June 11, 2026, in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, Case No. 25-CA-002348 wherein the Clerk of Circuit Court will sell the real and personal property located and lying in Lee County, Florida, as more particularly described as:

LOT 7, BLOCK 79, PART OF PLAT OF UNIT 12, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 186 THROUGH 205, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

NOTICE OF COMMENTMENT recorded 11/21/2023, Instrument# 2023000371343 of the Public Records of Lee County, Florida; FOLIO ID: 10399605; STREET ADDRESS: 235 Euphrates Ave. S, Lehigh Acres, Florida 33974.

on July 16, 2026, at 9:00 AM to the highest bidder for cash, except as hereinafter provided, in Lee County, Florida in accordance with Section 45.031, Florida Statutes, online at www.lee.realforeclose.com.

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 16th day of June, 2026. Kevin C. Karnes Clerk of Court (SEAL) T Mann by Deputy Clerk

Mark R. Komray, Esq. / FBN: 879789 Cyrus S. Vaziri, Esq. / FBN: 1017435 1882 N. Tamiami Trail, #3434 Fort Myers, Florida 33918 mrk@komraylaw.com csv@komraylaw.com Office: (239) 330-2937 Counsel of Record for Plaintiff, Drake Ready Mix, Inc. June 19, 26, 2026 26-02310L

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CASE NO: 24-CA-000231 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2 ASSET BACKED NOTES, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY LOUISE JONES A/K/A MARY L. JONES; ET AL., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Summary Final Judgment of Foreclosure dated December 9, 2024, and the Agreed Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated June 11, 2026, in the above-styled cause, the Clerk of Circuit Court Kevin C. Karnes, shall sell the subject property at public sale on the 16th day of July, 2026, at 9:00 AM to the highest and best bidder for cash, at lee.realforeclose.com on the following described property:

LOT 13, BLOCK F, OF THAT CERTAIN SUBDIVISION KNOWN AS BARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3031 Guava Street, Ft. Myers, FL 33916 STRAP: 18-44-25-P4-0010F.0130 Folio ID: 10251657

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. 06/17/2026

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

BITMAN O'BRIEN, PLLC /s/Wendy Griffith Wendy Griffith, Esquire Florida Bar No.: 72840 wgriffith@bitman-law.com adupler@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, FL 32746 Telephone: (407) 815-3110 Facsimile: (407) 813-2436 Attorneys for Plaintiff June 19, 26, 2026 26-02309L

SECOND INSERTION

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

CIVIL ACTION CASE NO.: 26-CA-001225 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. SAMANTHA DESHAW, et al, Defendant(s).

To: SETH DESHAW Last Known Address: 10424 Canal Brook Lane Lehigh Acres, FL 33936 Current Address: Unknown

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

LOT 32, CALOOSA LAKES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006000358513, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 10424 CANAL BROOK LANE, LEHIGH ACRES FL 33936

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; 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 consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this court on this day of 06/10/2026, Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-013055 June 19, 26, 2026 26-02251L

SECOND INSERTION

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

CASE NO.: 25-CA-006234 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. KEEONA LINDER; MICHAEL LINDER; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated June 16, 2026 entered in Civil Case No. 25-CA-006234 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and KEEONA LINDER and MICHAEL LINDER, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at LEE County On-Line Public Auction website: https://lee.realforeclose.com, at 09:00 AM on July 30, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

LOT(S) 6 AND 7, BLOCK 886, UNIT 25, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 90 THROUGH 100, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Dated this 16 day of June, 2026. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 | Fax (954) 200 7770 04-102686-F00 June 19, 26, 2026 26-02308L

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu. or email legal@businessobserverfl.com Business Observer

--- TAX DEEDS / ACTIONS / SALES / ESTATE ---

THIRD 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 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
 Tax Deed #:2026000011
 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
 Certificate Number: 24-10502
 Year of Issuance 2024 Description of Property A LOT OR PARCEL OF LAND LYING IN THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11 RUN EAST ALONG THE NORTH LINE THEREOF FOR 100 FEET TO THE POINT OF BEGINNING; THENCE EAST 80 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION FOR 125 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION FOR 80 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE FOR 125 FEET TO THE POINT OF BEGINNING. Strap Number 11-44-25-00-00002.002A
 Names in which assessed: CONNIE ORAM, SHANE ORAM
 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 07/28/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
 June 5, 12, 19, 26, 2026
 26-02072L

THIRD 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

FOURTH 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
 June 12, 19, 26, 2026
 26-02295L

FOURTH 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
 June 12, 19, 26, 2026
 26-02076L

THIRD 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 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

SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-005057
GERALD ALLEN MAYER, AS TRUSTEE, OF THE GERALD ALLEN MAYER TRUST DATED FEBRUARY 2, 2005; et al,
Plaintiffs, vs.
3432 LANTANA ST LLC, a Florida limited liability company, et al
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Default Summary Final Judgment of Foreclosure dated April 16, 2026 and Order on Plaintiff's Motion to Reset Foreclosure Sale dated August 13, 2026 and entered in Case No. 25-CA-005057 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida wherein GERALD ALLEN MAYER, AS TRUSTEE, OF THE GERALD ALLEN MAYER TRUST DATED FEBRUARY 2, 2005; and MING WEI, AS TRUSTEE OF THE MING WEI REVOCABLE LIVING TRUST AGREEMENT DATED October 30, 2001, are the Plaintiff(s) and 3432 LANTANA ST LLC, a Florida limited liability company; UNKNOWN TENANT IN POSSESSION # 1, and UNKNOWN TENANT IN POSSESSION # 2, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 9:00 a.m. on the 13th day of August, 2026 at www.lee.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:
 Lot 136, Brookhill Subdivision 2nd Addition, according to the Plat thereof, as recorded in Plat Book 13, Page 34, of the Public Records of Lee County, Florida a/k/a 3432 Lantana St., Fort Myers, FL 33916
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 WITNESS my hand and seal of said Court on 06/15/2026.
 KEVIN C. KARNES
 Clerk of Court
 (SEAL) By: T Mann
 as Deputy Clerk

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-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

SECOND INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001231
IN RE: ESTATE OF MARILYN LEVY O'DEA, Deceased.
 The administration of the estate of MARILYN LEVY O'DEA, deceased, whose date of death was May 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: June 19, 2026.
DANISE FREIFELD
a/k/a DANISE O'DEA FREIFELD
Personal Representative
 2550 State Road 580, #149
 Clearwater, FL 33761
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email: ntservice@hnh-law.com
 June 19, 26, 2026
 26-02317L

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-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

SAVE TIME
 E-mail your Legal Notice
 legal@businessobserverfl.com
 Business Observer

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his “brain trust,” as it was christened. They devised measures to be taken after his inauguration that grew into the “New Deal” FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that “the only thing we have to fear is fear itself.” And he immediately launched a frenetic program of legislative measures — the “100 days” of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

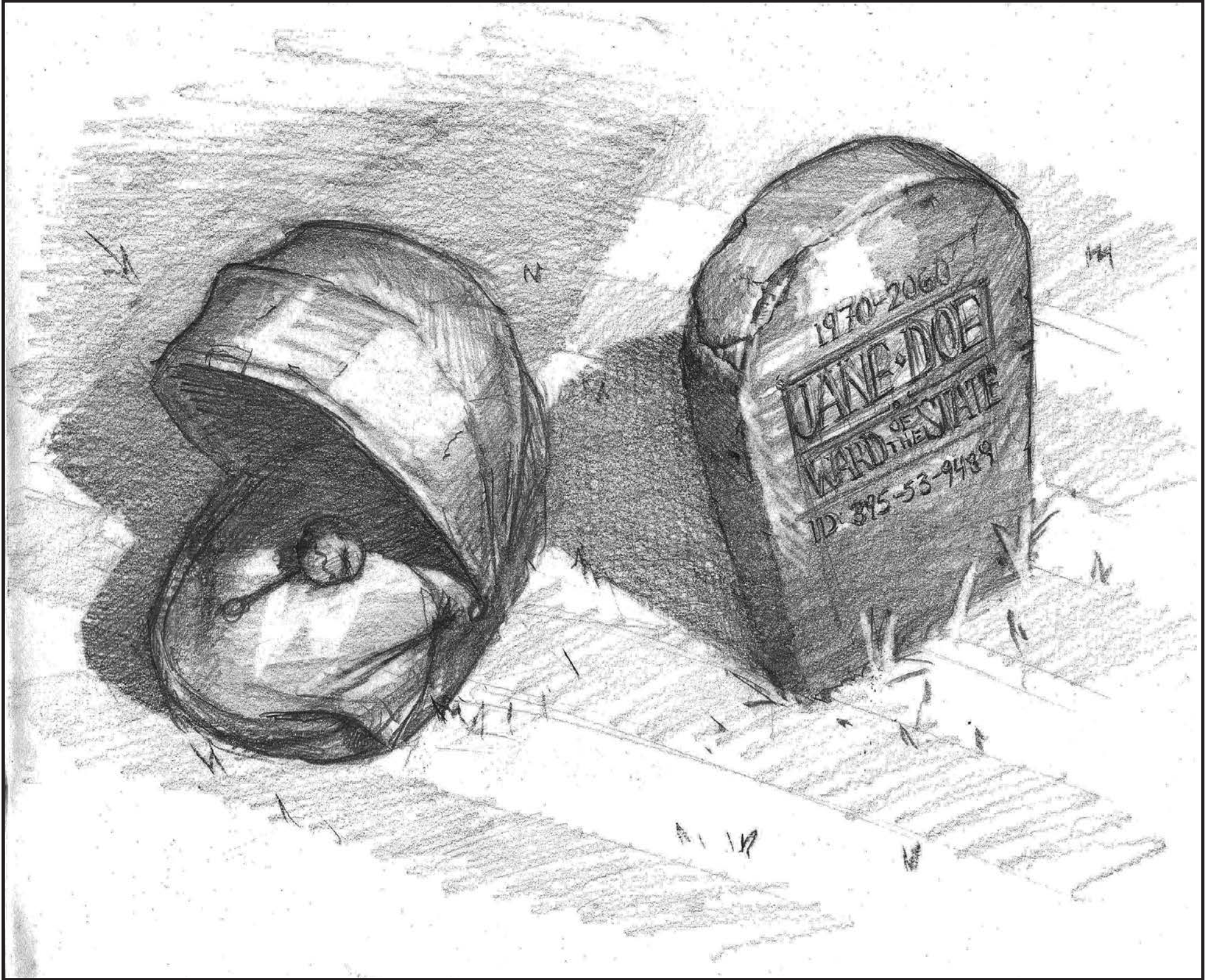


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.