Public Notices

Business Observer

PAGES 17-36

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 3 - JULY 9, 2026

LEE COUNTY LEGAL NOTICES

FIRST INSERTION

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

Tax Deed #:2026000129

NOTICE IS HEREBY GIVEN that Morning 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: 24-04454 Year of Issuance 2024 Description of Property LOT 34 AND 35, BLOCK 4684, CAPE CORAL UNIT 70, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 58 TO 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-45-23-C3-04684.0340

Names in which assessed: IRINA GUCHKOVA, VLADIMIR SLASTUSHINSKIY

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 08/25/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 3, 10, 17, 24, 2026

26-02427L

FIRST INSERTION

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

Tax Deed #:2026000127

NOTICE IS HEREBY GIVEN that Morning 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: 24-15804 Year of Issuance 2024 Description of Property LOT 1, BLOCK 120, UNIT 13, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-13-00120.0010

Names in which assessed: ESTATE OF ROSEPHA MUSAC, UNKNOWN HEIRS OF MUSAC ROSEPHA

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 08/25/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 3, 10, 17, 24, 2026

26-02428L

FIRST INSERTION

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

Tax Deed #:2026000062

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: 24-16578 Year of Issuance 2024 Description of Property LOT 23, BLOCK 65, LEHIGH ACRES REPLAT OF TRACT Q, UNIT 3, IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 198, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Strap Number 11-45-26-06-00065.0230

Names in which assessed: VOLUME INVESTMENTS, 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 08/25/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

July 3, 10, 17, 24, 2026

26-02429L

--- PUBLIC SALES ---

FIRST INSERTION

LUCAYA COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("**Board**") for the Lucaya Community Development District ("**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 12, 2026
TIME: 9:30 a.m.
LOCATION: Lucaya Clubhouse
14506 Abaco Lakes Drive
Fort Myers, Florida 33908

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/ Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Garden Condo	116	0.65	1,476.34
Carriage Homes	80	0.85	1,731.15
Coach Homes	32	1.00	1,922.65
Villas	94	1.15	2,110.78
Clubhouse	1	-	1,624.45

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

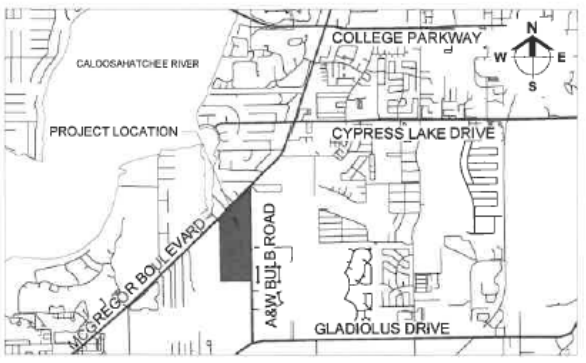
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 4648 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson
District Manager



July 3, 10, 2026 26-02430L

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, Saltleaf Community Development District ("**District**") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.

Chesley E Adams, Jr., District Manager
Saltleaf Community Development District
July 3, 2026 26-02500L

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE DUKE FARM STEWARDSHIP DISTRICT

In accordance with Chapter 120, Florida Statutes, and Chapter 2025-231 Laws of Florida, the Duke Farm Stewardship District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with Florida law. The specific grant of rulemaking authority for the adoption of the proposed Rules of Procedure includes Chapter 2025-231(6)(6)(e), (6)(6)(q) and (6)(20), Laws of Florida. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes, and Chapter 2025-231(5), (6)(1)-(4), (6)(6)(c), (6)(6)(e), (6)(6)(q), (6)(19), (6)(20), Laws of Florida.

A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

Chesley Adams, District Manager
Duke Farm Stewardship District
July 3, 2026 26-02496L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TIMOTHY EUGENE COUCH, located at 3231 Sea Haven Court Unit 4, in the City of North Fort Myers, County of Lee, State of FL, 33903, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 1 of July, 2026.
Timothy E Couch
3231 Sea Haven Court Unit 4
North Fort Myers, FL 33903
July 3, 2026 26-02509L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/17/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2022 KIA Sorento vehicle bearing vehicle identification number 5XYRL4LC0NG145083, and all personal items located inside the vehicle. 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.

July 3, 10, 2026 26-02501L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/23/2026 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Matthew Rice (2 Units); Sebastian Reichel. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

July 3, 10, 2026 26-02432L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Sharon Whitney / DISTINCTLY YOURS INTERIORS, INC will engage in business under the fictitious name THE CONVERSATION PIECE, with a physical address 2070 McGregor Blvd, Suite 5 Fort Myers, Florida 33901, with a mailing address 2070 McGregor Blvd, Suite 5 Fort Myers, Florida 33901, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 3, 2026 26-02461L

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-DR-001785
ERIK CHRISTIAN PETERSON,
Petitioner/Husband,
v.
ESTHER MARIE OBAIN,
Respondent/Wife.

TO: ESTHER MARIE OBAIN
8617 Granada Court
Fort Myers, FL 33907

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any to it on David W. Holley, Esq., attorney for Petitioner/Husband, ERIK CHRISTIAN PETERSON, whose address is 1714 Cape Coral Parkway East, Cape Coral, FL 33904, and file the original with the clerk of the above styled court on or before 08/03/2026 otherwise a default will be entered against you for the relief prayed for in the Petition.

This notice shall be published once a week for four consecutive weeks in the Lee County Business Observer.

WITNESS my hand and the seal of said court at Lee County, Florida on this 24th day of June, 2026.

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: B Willey
As Deputy Clerk
July 3, 10, 17, 24, 2026 26-02436L

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-004608
IN RE: The Marriage of
Kenneth Michael Ben
Petitioner
and
Natalia Filchuk
Respondent

TO: Natalia Filchuk
1225 NW 21st Street, Apt. 1515, Stuart, Florida 34994

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 Kenneth Michael Ben whose address is 1330 N Arkansas Terrace, Hernando, Florida 34442 on or before 08/04/2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 06/25/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: B Willey
Deputy Clerk
July 3, 10, 17, 24, 2026 26-02487L

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 Arkos Builders located at 2317 SW 21st ST 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 29th day of June, 2026
Derscons LLC
Andy Luis Miranda
July 3, 2026 26-02491L

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS
PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO
SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF REGULAR MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL
DISTRICT

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on **July 23, 2026 at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Webbs Reserve Parcel area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Webbs Reserve Parcel is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Webbs Reserve Parcel lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District
and the area to be assessed is geographically depicted below (that portion of the map identified as Webbs Reserve Parcel) and in the District's *District's Engineer's Report for Phase VII – Project Area: Charlotte County – Midtown – Parcel 1, 2, 3, and 4; Charlotte County – Lee County Parcel 3; Charlotte County – Webbs Reserve; Lee County – Lee County Parcel 1, 2, and 3; Supplement to Phase VI Project Area Lee County – DiVosta Parcel – Phase 2; and Charlotte County – Tuckers Cove (Phase 1C & 1D), dated May 2024, as supplemented by the 2026 Supplemental Engineer's Report—Project Area: Charlotte County- Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County- Webbs Reserve (Phase 2 & 3)*, dated June 2026, prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, *Florida Statutes*, and Chapter 2007-306, *Laws of Florida*, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the remaining portions of the Webbs Reserve Parcel ("Improvements") are currently expected to include, but are not limited to, water, sanitary sewer, irrigation water supply systems, power distribution systems, telecommunication systems, stormwater management systems and roadways, open space (parks), water features and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Webbs Reserve Parcel is $36,719,924.90.

The District intends to impose assessments on benefited lands within the Webbs Reserve Parcel in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tuckers Cove, former Trabue, and DiVosta Parcels, dated May 29, 2024, as supplemented and amended by the Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve,* dated June 4, 2026, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage as described in the Assessment Report, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than $31,243,401.94 in debt allocated to the remaining portions of the Webbs Reserve Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Webbs Reserve			
52'	$53,237.35	$4,290.21	$4,564.05
70'	$65,481.94	$5,276.95	$5,613.78
30-Unit	$29,280.54	$2,359.61	$2,510.23
16-Unit	$31,410.03	$2,531.22	$2,692.79
12-Unit	$31,410.03	$2,531.22	$2,692.79
Coach	$40,460.38	$3,260.56	$3,468.68

*Excludes costs of collection and early payment discount allowance
**Includes costs of collection and early payment discount allowance

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on **July 23, 2026 at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

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

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

RESOLUTION 2026-35
[WEBBS RESERVE PARCEL]

A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") has previously determined through Resolutions 2024-64, 2024-65 and 2024-78 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") benefitting the lands known as Webb's Reserve (the "Lands") described in the *District's Engineer's Report for Phase VII – Project Area: Charlotte County – Midtown – Parcel 1, 2, 3, and 4; Charlotte County – Lee County Parcel 3; Charlotte County – Webbs Reserve; Lee County – Lee County Parcel 1, 2, and 3; Supplement to Phase VI Project Area Lee County – DiVosta Parcel – Phase 2; and Charlotte County – Tuckers Cove (Phase 1C & 1D)*, dated May 2024, (the "Original Report"); and

WHEREAS, a portion of the Improvements were previously allocated and described in subsequent supplemental reports and funded by a prior series of District bonds (the "Series 2024 Bond"); and

WHEREAS, the District has previously determined it in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2007-306, *Laws of Florida*, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, *Laws of Florida*, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District desires to supplement the Original Report as outlined in the *2026 Supplemental Engineer's Report—Project Area: Charlotte County- Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County- Webbs Reserve (Phase 2 & 3)* dated June 2026, (the "Supplemental Report" and together with the Original Report the "Engineer's Report"), attached hereto as **Exhibit A** and incorporated herein by reference, to describe the remaining master improvements anticipated to be constructed within the Lands not previously included in the Series 2024 Bond project area (the "Remaining Lands") to account for the current development plan and product type; and

WHEREAS, the District hereby determines that benefits will accrue to the Remaining Lands, the amount of those benefits, and that special assessments will be made against the Remaining Lands in proportion to the benefits received as originally set forth in the *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tuckers Cove, former Trabue, and DiVosta Parcels,* dated May 29, 2024, as supplemented and amended by the Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve, dated June 4, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied on the Remaining Lands will not exceed the benefit to the Remaining Lands.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Assessments shall be levied against the Remaining Lands to defray a portion of the cost of the Improvements.

3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office and District Local Records Office. **Exhibit B** is also on file and available for public inspection at the same locations.

4. The total estimated cost of the Improvements is $36,719,924.90 (the "Estimated Cost").

5. The Assessments against the Remaining Lands within the District will defray approximately $31,243,401.94 which amounts include a portion of the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve

6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the Remaining Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

7. The Assessments shall be levied against the Remaining Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Assessments are levied and confirmed against the Remaining Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes* and Chapter 2007-306, *Laws of Florida*, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the Remaining Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other person interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Charlotte County and Lee County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage

PASSED AND ADOPTED this 4th day of June, 2026.

ATTEST:

/s/ Craig Wrathell
Secretary/Assistant Secretary

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
/s/ William Vander May III
Chair/Vice Chair, Governing Board

Exhibit A: *2026 Supplemental Engineer's Report—Project Area: Charlotte County- Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County- Webbs Reserve (Phase 2 & 3)* dated June 2026

Exhibit B: Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve dated June 4, 2026

July 3, 10, 2026 26-02481L

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 RUN WITH GOD located at 28521 soleil cir in the City of Bonita springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of June, 2026
Benny delgado
July 3, 2026 26-02479L

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 Galactic Forgeworks located at 28012 West Brook Dr. in the City of Bonita Springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of June, 2026
Christopher Ford
July 3, 2026 26-02478L

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 Onyx Aerospace Analytics located at 655 Aston Greens Blvd in the City of Lehigh Acres, Lee, FL 33974 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of June, 2026
George H. Anderson II
July 3, 2026 26-02464L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Founders Circle Group located at 15081 Tamarind Cay Ct #1004 in the City of Fort Myers, Lee, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of June, 2026
Sergio Xula
July 3, 2026 26-02462L

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 Turn Leaf Landscape & Home Repair, LLC located at 15411 Hart Road in the City of North Fort Myers, Lee, FL 33917 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of June, 2026
Ian Sanderson
July 3, 2026 26-02463L

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 Glow With Coach Tanya located at 10676 Colonial Blvd suite 30 #5244 in the City of Fort Myers, Lee, FL 33913 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of June, 2026
Size Strong LLC
July 3, 2026 26-02435L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), *FLORIDA STATUTES*, BY THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

NOTICE OF REGULAR MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold public hearings on **July 23, 2026 at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Trabue/Tuckers Cove Parcel area of the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The Trabue/Tuckers Cove Parcel is a portion of a master development phase of the District known as "Phase VI."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Trabue/Tuckers Cove Parcel lands to be improved are located north of the Charlotte/Lee County line and east of State Road 31 in Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Trabue/Tuckers Cove Parcel) and in the District's *District Engineer's Report – Phase VI Project Area, dated February 2022, as supplemented by the Engineer's Report for Phase VII – Project Area: Charlotte County – Midtown – Parcel 1, 2, 3, and 4; Charlotte County – Lee County Parcel 3; Charlotte County – Webbs Reserve; Lee County – Lee County Parcel 1, 2, and 3; Supplement to Phase VI Project Area Lee County – DiVosta Parcel – Phase 2; and Charlotte County – Tuckers Cove (Phase 1C & 1D), dated May 2024, as supplemented by the 2026 Supplemental Engineer's Report—Project Area: Charlotte County- Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County- Webbs Reserve (Phase 2 & 3), dated June 2026* prepared by Kimley-Horn & Associates ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, Florida Statutes, and Chapter 2007-306, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements for the remaining portions of the Trabue/Tuckers Cove Parcel ("Improvements") are currently expected to include, but are not limited to, water, sanitary sewer, irrigation water supply systems, power distribution systems, telecommunication systems, stormwater management systems and roadways, open space (parks), water features and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Trabue/Tuckers Cove Parcel is $83,216,075.10.

The District intends to impose assessments on benefited lands within the Trabue/Tuckers Cove Parcel in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VI, dated February 24, 2022, as supplemented by the Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tuckers Cove, former Trabue, and DiVosta Parcels, dated May 29, 2024, as supplemented and amended by the Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve, dated* June 4, 2026, and prepared by Wrathell, Hunt and Associates, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VI of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VI is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VI will initially be allocated based on each respective assessment area's gross acreage as described in the Assessment Report, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than $79,798,524.43 in debt allocated to the remaining portions of the Trabue/Tuckers Cove Parcel, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit*	Annual Debt Service per Unit**
Tucker's Cove			
20'	$28,215.79	$2,273.81	$2,418.95
40'	$45,251.75	$3,646.68	$3,879.44
52'	$53,237.35	$4,290.21	$4,564.05
62'	$60,158.20	$4,847.93	$5,157.38
70'	$65,481.94	$5,276.95	$5,613.78
Twin Villa	$40,992.76	$3,303.46	$3,514.32

*Excludes costs of collection and early payment discount allowance
**Includes costs of collection and early payment discount allowance

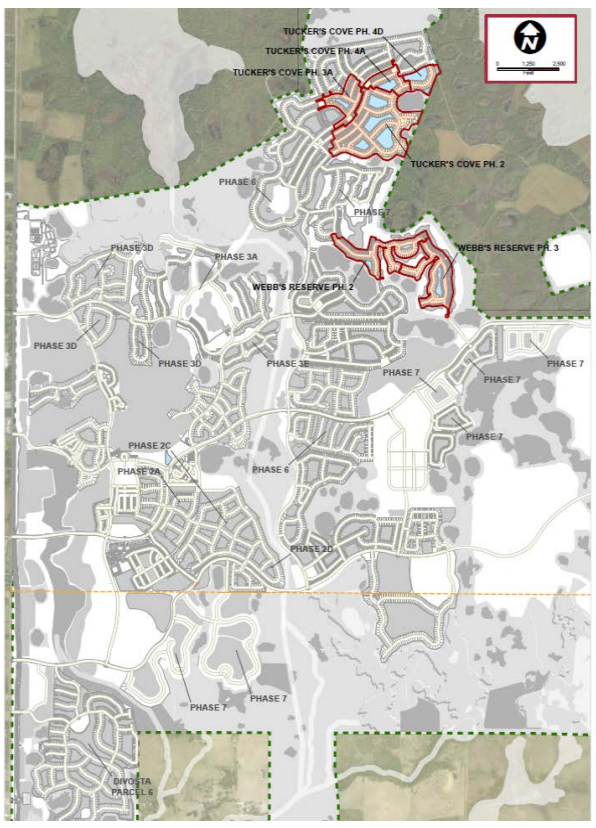
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on **July 23, 2026 at 4:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, Florida 33982**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

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

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT



RESOLUTION 2026-33
[TRABUE/TUCKERS COVE PARCEL]

A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") has previously determined through Resolutions 2022-29, 2022-30 and 2022-40 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") benefitting the lands known as Tuckers Cove, formerly known as Trabue (the "Lands") described in the District's *District Engineer's Report – Phase VI Project Area, dated February 2022, as supplemented by the Engineer's Report for Phase VII- Project Area and Supplement to Phase VI Project Area dated May 29, 2024, amended October 2024* (together the "Original Report"); and

WHEREAS, a portion of the Improvements were previously allocated and described in subsequent supplemental reports and funded by multiple prior series of District bonds (the "Series 2022 and Series 2024 Bonds"); and

WHEREAS, the District has previously determined it in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2007-306, *Laws of Florida*, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, *Laws of Florida*, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District desires to supplement the Original Report as outlined in the *2026 Supplemental Engineer's Report—Project Area: Charlotte County- Tuckers Cove (Phase 2, 3A, 4A & 4D; Charlotte County- Webbs Reserve (Phase 2 & 3)* dated June 2026, (the "Supplemental Report" and together with the Original Report the "Engineer's Report"), attached hereto as **Exhibit A** and incorporated herein by reference, to describe the remaining master improvements anticipated to be constructed within the Lands not previously included in the Series 2022 and Series 2024 Bond project areas (the "Remaining Lands") to account for the current development plan and product type; and

WHEREAS, the District hereby determines that benefits will accrue to the Remaining Lands, the amount of those benefits, and that special assessments will be made against the Remaining Lands in proportion to the benefits received as originally set forth in the *Master Special Assessment Methodology Report for Phase VI, dated February 24, 2022, as [supplemented and amended] in the Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve dated June 4, 2026*, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office") and 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied on the Remaining Lands will not exceed the benefit to the Remaining Lands.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT:

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Assessments shall be levied against the Remaining Lands to defray a portion of the cost of the Improvements.

3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office and District Local Records Office. **Exhibit B** is also on file and available for public inspection at the same locations.

4. The total estimated cost of the Improvements is $83,216,075.10 (the "Estimated Cost").

5. The Assessments against the lands within the District, inclusive of the Remaining Lands, will defray approximately $79,798,524.43 which amounts include a portion of the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve

6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the Remaining Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

7. The Assessments shall be levied against the Remaining Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Assessments are levied and confirmed against the Remaining Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes* and Chapter 2007-306, *Laws of Florida*, as amended; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the Remaining Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other person interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Charlotte County and Lee County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

13. This Resolution shall become effective upon its passage

PASSED AND ADOPTED this 4th day of June, 2026.

ATTEST: **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

/s/ Craig Wrathell
Secretary/Assistant Secretary

/s/ William Vander May III
Chair/Vice Chair, Governing Board

Exhibit A: *2026 Supplemental Engineer's Report—Project Area: Charlotte County- Tucker's Cove (Phase 2, 3A, 4A & 4D; Charlotte County- Webbs Reserve (Phase 2 & 3) dated June 2026*

Exhibit B: *Amended Master Special Assessment Methodology Report for Tuckers Cove and Webbs Reserve dated June 4, 2026*

July 3, 10, 2026 26-02480L

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 24th, 2026 @ 10:00 AM at each individual repair facility. 42060 2007 Toyota VIN#: JTEBU11F670014223 Repair Facility: Micky Franklin's Tire and Auto 300 Pondella Rd North Fort Myers 239-995-8473 Lien Amt $3,493.75 42061 2014 Honda VIN#: 5J6RM4H39EL107811 Repair Facility: Anderson Discount Auto Repair Inc 2274 Fowler St Fort Myers 239-265-0617 Lien Amt $2,308 42062 2010 Buick VIN#: 5GALRBED4AJ149034 Repair Facility: Anderson Discount Auto Repair Inc 2274 Fowler St Fort Myers 239-265-0617 Lien Amt $4,145 42063 2005 Lexus VIN#: 2T2GA31U05C021907 Repair Facility: Anderson Discount Auto Repair Inc 2274 Fowler St Fort Myers 239-265-0617 Lien Amt $3,128

July 3, 2026 26-02433L

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 GLAM DOLLZ TAX SERVICES located at 1911 SUNNILAND BLVD in the City of LEHIGH ACRES, Lee, FL 33971 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of June, 2026
GLAM DOLLZ

July 3, 2026 26-02434L

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 M.T. Grand Construction Group located at 10979 K Nine Dr. suit 3 in the City of Bonita Springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2026
Michael Sepik

July 3, 2026 26-02508L

SAVE TIME
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Deadline Wednesday at noon • Friday Publication

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Business Observer
LV20906_V12

--- PUBLIC SALES ---

FIRST INSERTION

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

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

Attorney-Client Sessions
July 16, 2026, at 10:00 a.m.
18721 WildBlue Boulevard
Fort Myers, Florida 33913

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

WildBlue CDD
Chuck Adams, District Manager
July 3, 2026 26-02476L

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 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. 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 and the agenda may be viewed on the District's website at www.waterfordlandingcdd.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 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 48 hours 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
July 3, 2026 26-02477L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Renova Skin Studio located at 12350 Fashion Dr., Suite 232 in the City of Estero, Lee, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2026
Spa Renova LLC
Theresa Walker, Managing Member
July 3, 2026 26-02513L

FIRST 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: **24355 Production Circle, Bonita Springs, FL 34135 July 23rd 2026 at 11:00am**

Dan Berry Household Goods

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.

July 3, 10, 2026 26-02431L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-1682
IN RE: THE ESTATE OF JOHN T. PERRY, Deceased.

The administration of the estate of JOHN T. PERRY, deceased, whose date of death was March 27, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 July 3, 2026.

Personal Representative:
LINDA K. HANCOCK
9233 Oak Trail Circle
Santa Rosa, California 95409
Attorney for Personal Representative:
PATRICK S. HODGES
Florida Bar Number: 1071266
Henderson, Franklin, Starnes & Holt, P.A.
8889 Pelican Bay Blvd.
Suite 400
Naples, Florida 34108
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: patrick.hodges@henlaw.com
Secondary E-Mail:
barbra.asselta@henlaw.com
amanda.dorio@henlaw.com
July 3, 10, 2026 26-02458L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-CP-1791
IN RE: ESTATE OF BRYAN CHRISTOPHER PICCO, Deceased.

The administration of the estate of Bryan Christopher Picco, deceased, whose date of death was March 28, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 July 3, 2026.

/s/ Cozette J. Nichols-Picco
Cozette J. Nichols-Picco aka Cozette Jill Nichols, Personal Representative
1815 Ardsley Way,
Sanibel, FL 33957
/s/ Matthew A. Linde
Matthew A. Linde, Esq.
Florida Bar No: 528791
LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 939-7100
Facsimile: (239) 939-7104
malinde@lindegould.com
courtfilings@lindegould.com
Attorney for the Personal Representative
July 3, 10, 2026 26-02440L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001492
Division: Probate
IN RE: ESTATE OF CHARLES P. GISVOLD, Deceased.

The administration of the estate of Charles P. Gisvold, deceased, whose date of death was April 16, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Personal Representative:
Tracy L. Lima
42041 Cypress Pkwy., Suite 4
PMB 304
Babcock Ranch, FL 33982
Attorney for Personal Representative:
Lowell S. Schoenfeld
Attorney for Personal Representative
Florida Bar Number: 980099
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
July 3, 10, 2026 26-02439L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1855
Division Probate
IN RE: ESTATE OF LEON A. HORTON, JR. Deceased.

The administration of the estate of Leon A. Horton, Jr., deceased, whose date of death was October 21, 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, 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 July 3, 2026.

Personal Representative:
Sylvia D. Horton
895 Homestead Drive
North Fort Myers, Florida 33917
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
July 3, 10, 2026 26-02444L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001868
IN RE: ESTATE OF BRADFORD EUGENE WHALEY Deceased.

The administration of the estate of BRADFORD EUGENE WHALEY, deceased, whose date of death was January 4, 2026; File Number 26-CP-001868, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: July 3, 2026.

DEBORAH KAY WESSON
Personal Representative
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
A. ERIC ANDERSON
Attorney for Personal Representative
Florida Bar No. 0322865
A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
Telephone: (239) 262-7748
Facsimile: (239) 262-7144
July 3, 10, 2026 26-02445L

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-3543
JUDGE: Keith R. Kyle
VICKI RAFFERTY, Plaintiff, -vs-
MARY A. EICHHOLD POWELL, her devises, grantees, creditors, and all other parties claiming by, through, under and against it; and all unknown natural persons, if alive and of not known to be dead or alive, his several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and his several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described, and ALL OTHERS WHOM IT MAY CONCERN, Defendant.

TO THE DEFENDANT MARY A. EICHHOLD POWELL and all other parties claiming by, through, under or against them; and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and their several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described Lee County, Florida:

Lots 7 & 8, Block 607, Unit 21, Part -- CAPE CORAL, according to plat thereof recorded in Plat Book 13, Page 149-173 of the Public Records of Lee County, Florida.

Parcel ID #: 31-44-24-C4-00607.0070

YOU, AND EACH OF YOU, ARE HEREBY NOTIFIED that a suit to quiet title to the above described property has been file against you and you are required to serve a copy of your written defenses, if any, to it on Thomas M. Tarsia, Esquire, Plaintiff's Attorney, of the law firm of the Tarsia Law Group, whose address is 2002 Del Prado Blvd. S., Unit 205, Cape Coral, Florida 33990 and file the original with the Clerk of this Court on or before August 4, 2026; otherwise the allegations of the Complaint will be taken as confessed.

This Notice shall be published once a week for four consecutive weeks in Cape Coral, Florida.

Dated: 06/25/2026
KEVIN C. KARNES,
Clerk of Circuit Court
(SEAL) By: N Wright-Angad
Deputy Clerk
Thomas M. Tarsia, Esquire,
Plaintiff's Attorney,
Tarsia Law Group,
2002 Del Prado Blvd. S., Unit 205,
Cape Coral, Florida 33990
July 3, 10, 17, 24, 2026 26-02441L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-1738
IN RE: ESTATE OF DIANE F. WILMOT Deceased.

The administration of the estate of Diane F. Wilmot, deceased, whose date of death was May 16, 2026, is pending 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 claim 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 decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this notice is July 3, 2026.

Personal Representative:
/s/ Gary Dellavilla
GARY DELLAVILLA
3549 Barnstable Court
North Fort Myers, FL 33917
Attorney for Personal Representative:
/s/ Kenneth E. Kemp, II
KENNETH E. KEMP, II, Esquire
Florida Bar No. 607401
KEMP & MACE, P.A.
12661 New Brittany Blvd.
Fort Myers, Florida 33907
Telephone: 239-278-1800
Fax: 239-278-0608
Kenneth@kempandmace.com
Michelle@kempandmace.com
July 3, 10, 2026 26-02457L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1318
IN RE: ESTATE OF NOBERT DAVID SINGER, Deceased.

The administration of the estate of NOBERT DAVID SINGER, (also known as NOBERT D. SINGER), deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: July 3, 2026.

Signed on this 29 day of June, 2026.

BRYAN J. SINGER
Personal Representative
1380 Londonderry Place
Los Angeles, California 90069
SUSAN NESBET-SIKUTA
Attorney for Personal Representative
Florida Bar No. 859001
Dentons Cohen & Grigsby P.C.
9110 Strada Place, Suite 6200
Naples, Florida 34108
Telephone: (239) 390-1900
Email: susan.sikuta@dentons.com
Secondary Email:
wanda.portnoy@dentons.com
Tertiary Email:
michelle.malis@dentons.com
July 3, 10, 2026 26-02489L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1635
IN RE: ESTATE OF FREDERICK MARTIN KOENIG, a/k/a FREDRICK M. KOENIG, Deceased.

The administration of the estate of Frederick Martin Koenig, also known as Fredrick M. Koenig, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Elizabeth M. Koenig
Personal Representative
1727 NW 5th Street
Cape Coral, Florida 33993
Nicole R. Cook, Esq.
Attorney for Personal Representative
Florida Bar Number: 124945
SIMMONS & COOK, PLLC
2080 McGregor Blvd., Suite 101
Fort Myers, FL 33901
Telephone: (239) 204-9376
Fax: (239) 204-9378
E-Mail: Nicole@lawswfl.com
Secondary E-Mail:
Victoria@lawswfl.com
July 3, 10, 2026 26-02495L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001206
IN RE: THE ESTATE OF: RAYMOND EVERETT VIEBROCK Deceased.

The administration of the estate of RAYMOND EVERETT VIEBROCK, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court of Lee County, Florida Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOT WITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 3, 2026.

Personal Representative:
Teri Lee Wayne
238 SW 43rd St
Cape Coral, FL 33914
Attorney for Personal Representative:
WESLEY T. MATHIEU, ESQ.
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: wmathieu@sklawyers.net
Florida Bar No. 116222
July 3, 10, 2026 26-02459L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001208
IN RE: THE ESTATE OF: DARLENE SALLY VIEBROCK Deceased.

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

All creditors of the decedent and other persons having claims or demands against 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 THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOT WITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 3, 2026.

Personal Representative:
Teri Lee Wayne
238 SW 43rd St
Cape Coral, FL 33914
Attorney for Personal Representative:
WESLEY T. MATHIEU, ESQ.
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: wmathieu@sklawyers.net
Florida Bar No. 116222
July 3, 10, 2026 26-02460L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1899
Division: Probate
IN RE: ESTATE OF MIRIAM S. SARGENT Deceased.

The administration of the estate of Miriam S. Sargent, deceased, whose date of death was April 23, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Personal Representative
Jeffrey G. Cory
16876 McGregor Blvd. #101
Fort Myers, Florida 33908
Attorney for Personal Representative:
Hayley E. Donaldson
Attorney
Florida Bar Number: 1002236
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbshlaw.com
Secondary E-Mail:
bmerhige@sbshlaw.com
July 3, 10, 2026 26-02499L

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-001886
IN RE: ESTATE OF JERRY D. FLANDERS, Deceased.

The administration of the estate of JERRY D. FLANDERS, 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 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 July 3, 2026.

Personal Representative:
s/Scott Nelson Flanders
SCOTT NELSON FLANDERS
32 Buckhorn Lane
Beaver Creek, CO 81620
Attorney for Personal Representative:
s/Edward E. Wollman
EDWARD E. WOLLMAN
Florida Bar No. 618640
E-mail: ewollman@wga-law.com
Alt. E-mail: pleadings@wga-law.com
RYAN CLELAND
Florida Bar No. 1049777
Email: rcleland@wga-law.com
Alternate Email:
pleadings@wga-law.com
Attorneys for Personal Representative
WOLLMAN, GEHRKE & ASSOCIATES, PA
2235 Venetian Court, Suite 5
Naples, FL 34109
Telephone:239-435-1533
Facsimile: 239-435-1433
July 3, 10, 2026 26-02494L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to an Order or Default Final Judgment of foreclosure dated December 2, 2025, and entered in Case No. 25-CA-006030 of the Circuit Court in and for Broward County, Florida, wherein LAPIN PROPERTIES 2 LLC is the Plaintiff and TSAVO GROUP LLC is the Defendant, KEVIN C. KARNES, Clerk of the Circuit Court, will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 AM, on JULY 30, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

Please see attached hereto as Exhibit "A", the legal description for the encumbered property.
aka 1432 Old Burnt Store Road N, Cape Coral, FL 33993
Legal Description - Exhibit A
Parcel I
Lot 4, Block 6005, Unit 94, CAPE CORAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 25, Pages 35 through 39, inclusive of the Public Records of Lee County, Florida.
Parcel II
Lots 50 and 51, Block 5464, Unit 90, Cape Coral, a subdivision, as recorded in Plat Book 24, Pages 12 through 29, inclusive of the Public Records of Lee County, Florida.
Parcel III
Lots 48 and 49, Block 5464, Unit 90, CAPE CORAL, a subdivision, as recorded in Plat Book 24, Pages 12 through 29, inclusive of the Public Records of Lee County, Florida.
Parcel IV
Lots 44 and 45, Block 5464, Unit 90, CAPE CORAL, a subdivision according to the Plat thereof recorded in Plat Book 24, Pages 12 through 29, inclusive of the Public Records of Lee County, Florida.
Parcel V
Lots 49 and 50, Block 5465, Unit 90, CAPE CORAL, a subdivision according to the Plat thereof recorded in Plat Book 24, Pages '12 through 29, inclusive of the Public Records of lee County, Florida.
Parcel VI
Lots 35 and 36, Block 5460, Unit 90, CAPE CORAL, a subdivision according to the Plat thereof recorded in Plat Book 24, Pages 12 through 29, inclusive of the Public Records of lee County, Florida.
Parcel VII
Lots 53 and 54, Block 52£11, Unit 81, Cape Coral Subdivision according to the Plat thereof, as recorded in Plat Book 2lJ, Pages 102 through 112, inclusive, of the Public Records of Lee County, Florida.

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

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

Dated 06/26/2026

Kevin C. Karnes
Clerk of Court
(SEAL) By: T Mann
Deputy Clerk
July 3, 10, 2026 26-02448L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1547
Division Probate
IN RE: ESTATE OF HARLAN FORREST BIEHL, Deceased.

The administration of the estate of HARLAN FORREST BIEHL, deceased, whose date of death was March 4, 2026, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd, 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 07/03/2026

Harmon David Biehl
Personal Representative
27226 Nostalgia Drive
Leesburg, Florida 34748
Attorney for Personal Representative:
Chad E Brocato Sr, Esq
Attorney for Harmon David Biehl
Florida Bar Number: 110730
Moiguer Brocato Law
110 SE 6th Street, 17th Floor
Fort Lauderdale, Florida 33301
Telephone: (954) 998-7914
Fax: (786) 800-9488
E-Mail: service@mylawyer.legal
Secondary E-Mail:
chad@mylawyer.legal
July 3, 10, 2026 26-02475L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-00162
IN RE: ESTATE OF MELVIN KENDALL JACKSON Deceased.

The administration of the estate of MELVIN KENDALL JACKSON, deceased, whose date of death was February 28, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Personal Representative:
/s/ Tracey Best
TRACEY BEST
109 William Street
Fort Myers, Florida 33916
Attorney for Personal Representative:
/s/ Thomas F. LaTorre
THOMAS F. LATORRE, ESQ.
Attorney for Personal Representative
Florida Bar Number: 1044329
SAFE HARBOR LAW FIRM
5237 Summerlin Commons Blvd., Ste. 103
Fort Myers, Florida 33907
Telephone: (239) 317-3116
E-Mail: tom@safeharborlawfirm.com
July 3, 10, 2026 26-02512L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1750
Division Probate
IN RE: ESTATE OF MARK REID STANTON Deceased.

The administration of the estate of Mark Reid Stanton, 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 PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Personal Representative:
Michelle Stanton Hall
22413 E. Hidden Trail Drive
Parker, Colorado 80138
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
July 3, 10, 2026 26-02490L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001752
IN RE: ESTATE OF WENDELL WHITAKER a/k/a WENDELL L. WHITAKER Deceased.

The administration of the estate of Wendell Whitaker, deceased, whose date of death was February 13, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, 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 July 3, 2026.

Personal Representative:
/s/ Pamela Ann Burton
521 Bur Oak Ct. West
Lafayette, Indiana 47909
Attorney for Personal Representative:
/s/ Kathryn H. Knepper
E-mail Addresses:
katie@ossilawgroup.com,
gwen@ossilawgroup.com
Florida Bar No. 0117746
Ossi Law Group, P.A.
5618 NW 43rd Street
Gainesville, Florida 32653
Telephone: (352) 692-4888
July 3, 10, 2026 26-02507L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1828
IN RE: ESTATE OF JAMES WILLIAM BOTTOMLEY, Deceased.

The administration of the estate of James William Bottomley, deceased, whose date of death was May 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 3, 2026.

Mindy K. Bottomley
Personal Representative
11342 Wintergreen Ln.
Fort Myers, Florida 33913
Nicole R. Cook, Esq.
Attorney for Personal Representative
Florida Bar Number: 124945
SIMMONS & COOK, PLLC
2080 McGregor Blvd., Suite 101
Fort Myers, FL 33901
Telephone: (239) (239) 204-9376
Fax: (239) (239) 204-9378
E-Mail: Nicole@lawswfl.com
Secondary E-Mail:
Victoria@lawswfl.com
July 3, 10, 2026 26-02510L

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-006260
ROCKET MORTGAGE, LLC, Plaintiff, VS.
SEAN O'ROURKE A/K/A SEAN M. O'ROURKE; SHANNON RUEDT F/K/A SHANNON O'ROURKE A/K/A SHANNON M. O'ROURKE; UNKNOWN SPOUSE OF SEAN O'ROURKE A/K/A SEAN M. O'ROURKE; MCGREGOR GARDENS ESTATES HOMEOWNERS' ASSOCIATION, INC.; 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-006260, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, ROCKET MORTGAGE, LLC is the Plaintiff, and SEAN O'ROURKE A/K/A SEAN M. O'ROURKE; SHANNON RUEDT F/K/A SHANNON O'ROURKE A/K/A SHANNON M. O'ROURKE; UNKNOWN SPOUSE OF SEAN O'ROURKE A/K/A SEAN M. O'ROURKE and MCGREGOR GARDENS ESTATES HOMEOWNERS' ASSOCIATION, INC. 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 25, MCGREGOR GARDENS ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 41, PAGES 63 THROUGH 65, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of the court on 06/25/2026

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
1271-1686B
Ref# 20016
July 3, 10, 2026 26-02437L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-004684
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2024-RTL3 TRUST, Plaintiff, v.
ALU PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure and for Assignment of Leases and Rents dated June 15, 2026, issued in and for Lee County, Florida, in Case No. 25-CA-004684, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2024-RTL3 TRUST is the Plaintiff, and ALU PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY are the Defendants.

The Clerk of the Court, KEVIN KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 13, 2026, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure and for Enforcement of Assignment of Leases and Rents, to wit:

LOT 14, BLOCK B, PALM LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 146, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 293 Palm Lake Drive, Sanibel, FL 33957

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: 06/26/2026

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

HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Phone: (954) 893-7874
Fax: (888) 235-0017
E-Mail: Pleadings@HowardLaw.com
Counsel for Plaintiff
25-000427-1
July 3, 10, 2026 26-02447L

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 25CC002922
RIVERSIDE AT ALVA OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v.
BRADLEY L. CONWAY, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 06/24/2026 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes Clerk of Circuit Court, will sell the property situated in Lee County, Florida legally described as:

Lot 16 Together with a Part of Lot 15, Riverside at Alva, Recorded in Plat Book 47, Pages 81 and 82, Public Records of Lee County, Florida, Being More Particularly Described as Follows: Beginning at the Southernmost Corner of Said Lot 16; Thence Along the South Side of Said Lot 16, N.79 Degrees 30'43"W. (N.79 Degrees 35'41 "W. By Plat) 82.93 Feet (83.98 Feet By Plat); Thence Continue Along Said South Side N.62 Degrees 36'33"W. 77.81 Feet; Thence N.20 Degree 15'44"E. 67.53 Feet; Thence N.69 Degree 44'16"W. 15.97 Feet; Thence N.16 Degrees 20'38"E. 246.73 Feet; Thence Along the North Side of Said Lots 15 & 16, S.89 Degrees 30'16"E. 165.55; Thence Along the East Side of Said Lot 16, S.00 Degrees 29'44"W. 150.00 Feet; Thence Along the South Side of Said Lot 16, N.89 Degrees 45'27"W. 79.34 Feet; Thence Along the East Side of Said Lot 16, S.03 Degrees 22'35"W. (S.03 Degrees 04'51 "W. By Plat), 205.80 Feet (205.81 Feet by Plat) to the Point of Beginning.

Commonly known as: 21170 Captain Nelson Ct, Alva, FL 33920

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on July 30th, 2026 at 9:00 a.m.

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.

A copy of this notice shall be published in the Business Observer.

DATED this 06/26/2026

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

Leland Wilson, Esq. –
leland@associationlegalservices.com
and
angelica@associationlegalservices.com
12600 World Plaza Lane,
Fort Myers, FL 339907
July 3, 10, 2026 26-02474L

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-006989
EF MORTGAGE LLC, Plaintiff, v.
FRANKLIN FIRST PROPERTIES, LLC, a Nevada Limited Liability Company; DANIEL JOHN FRANKLIN; SCOSTA CORP., a Florida Corporation; REMEDY ROOFING, LLC; DELTA BUILD SERVICES, INC.; STONE AND FOAM CREATIONS, INC.; CARMEN CONSTRUCTION, INC.; NEW AGE DEVELOPMENT GROUP, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated June 15, 2026 entered in Civil Case No. 25-CA-006989 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and FRANKLIN FIRST PROPERTIES, LLC, a Nevada Limited Liability Company; SCOSTA CORP., a Florida Corporation; REMEDY ROOFING, LLC; DELTA BUILD SERVICES, INC.; STONE AND FOAM CREATIONS, INC.; CARMEN CONSTRUCTION, INC.; NEW AGE DEVELOPMENT GROUP, LLC 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 30, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOTS 61 AND 62, BLOCK 5706, UNIT 87, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 67 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3931 Northeast 12th Ave, Cape Coral, FL 33909

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

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

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

Submitted By: Jordan Wainstein
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000632
July 3, 10, 2026 26-02497L

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-005911
PennyMac Loan Services, LLC, Plaintiff, vs.
Marianne Evelyn Clendening, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-005911 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Marianne Evelyn Clendening; Unknown Spouse of Marianne Evelyn Clendening 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 August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 13 AND 14, BLOCK 2031, CAPE CORAL UNIT 31, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 149 THROUGH 165, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 06-44-24-C3-02031.0130

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 06/29/2026

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-F02699
July 3, 10, 2026 26-02482L

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-006467
PennyMac Loan Services, LLC, Plaintiff, vs.
Matthew Breault, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-006467 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Matthew Breault; Unknown Spouse of Matthew Breault; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 47 AND 48, BLOCK 3200, CAPE CORAL SUBDIVISION, UNIT 66, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 2 THROUGH 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 34-44-23-C4-03200.0470

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 06/29/2026

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-F02869
July 3, 10, 2026 26-02483L

Q&A
LV18237_V22
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.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 26-CA-001588
FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC,
Plaintiff, vs.
7338 HARDISTY LLC, A MICHIGAN LIMITED LIABILITY COMPANY; ADAM WRIGHT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court for LEE County shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 30 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

TRACT 600 OF SAN CARLOS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 557, PAGE 354, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 25188 CATSKILL DR, BONITA SPRINGS, FL 34135

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

Dated this 06/25/2026

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

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-01315
July 3, 10, 2026 26-02438L

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-004308
Freedom Mortgage Corporation,
Plaintiff, vs.
Stephen A. Wagner a/k/a Stephen Wagner, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-004308 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Stephen A. Wagner a/k/a Stephen Wagner; Unknown Spouse of Stephen A. Wagner a/k/a Stephen Wagner; Timothy C. Bennett; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 66, 67 AND 68 BLOCK 4051 OF CAPE CORAL UNIT 56 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19 AT PAGES 107 THROUGH 116 INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 05-44-23-C3-04051.0660

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 06/29/2026

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

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 24-F02019
July 3, 10, 2026 26-02484L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 25-CA-005665
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
STEPHEN JOE GARDNER, ET AL.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated June 16, 2026 and entered in Case No. 25-CA-005665 of the Circuit Court of the Judicial Circuit in and for Lee County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and STEPHEN JOE GARDNER; GOODLEAP, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, is/are Defendant(s), I, Lee County Clerk of Courts, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on July 30, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 26, BLOCK 25, UNIT 4 SECTION 2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 192, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Commonly known as: 935 Anderson St, 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 before the clerk reports the surplus as unclaimed.

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

DATED in Lee, Florida this, 06/26/2026

As Clerk of Circuit Court
Lee County, Florida
(SEAL) T Mann
Deputy Clerk

Bradford Petrino, Esq.
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Attorney for Plaintiff
eservice@lenderlegal.com
LLS15264
July 3, 10, 2026 26-02449L

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-004892
Navy Federal Credit Union,
Plaintiff, vs.
Kenneth Hess, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-004892 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Kenneth Hess; Unknown Spouse of Kenneth Hess 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 August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

THE EAST 52 FEET OF LOT 2, BLOCK "A", UNIT 1, LAUREL ESTATES MOBILE VILLAGE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 886, PAGE(S) 360, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH 1977 DOUBLEWIDE GLEK MOBILE HOME VIN# FLFL2A730790535 AND FLFL2B730790535; TITLE# 15324288 & 15324287.

TAX ID: 27-43-24-01-0000A.0020

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

Dated this 06/29/2026

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-F02236
July 3, 10, 2026 26-02486L

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-004928
Freedom Mortgage Corporation,
Plaintiff, vs.
Shelby Louise Trammell a/k/a Shelby Trammell, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-004928 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Shelby Louise Trammell a/k/a Shelby Trammell; Christina Trammell; United States of America on behalf of the Secretary of Housing and Urban Development; Lee County, Florida; LVNV Funding LLC; Clerk of the Court, Lee County, Florida 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 August 13, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTHERLY 165 FEET OF THE EASTERLY 285 FEET OF THE WESTERLY 865 FEET OF THE SOUTHERLY 330 FEET OF THE NORTHERLY 660 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

ALSO KNOWN AS THE SOUTH 1/2 OF LOT 13, DAUGHTRY CREEK ESTATES SUBDIVISION, UNRECORDED.

TAX ID: 07-43-25-00-00002.0150

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 before the clerk reports the surplus as unclaimed.

Dated this 06/29/2026

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

Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 24-F02066
July 3, 10, 2026 26-02485L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-005486
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, vs.
RAFAEL ARMAS BERMUDEZ, CHANDRA A. STAFFORD A/K/A CHANDRA ANN STAFFORD, 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:

LOT 16, BLOCK 109, UNIT 11, LEHIGH ACRES SUBDIVISION, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3210 64TH ST W, LEHIGH ACRES, FL 33971

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

WITNESS my hand on 06/25/2026

Kevin C. Karnes
Lee 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
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
25-05148
July 3, 10, 2026 26-02442L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE #20286
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA.
CASE No. 25-CA-000609
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR VISTA POINT SECURITIZATION TRUST 2024-CES1,
PLAINTIFF, VS.
JEAN RONALD GLEVIS, ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 18, 2026, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on August 20, 2026, at 09:00 AM, at www.lee.realforeclose.com for the following described property:

LOTS 1 AND 2, BLOCK 95, UNIT 10, IN THE NORTH 1/2 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 79, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Date: 06/25/2026

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

Tromberg, Miller, Morris & Partners, PLLC
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Our Case #:
24-001809/25-CA-000609/CMS
July 3, 10, 2026 26-02443L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-001727
DIVISION: P(6)
IN RE: ESTATE OF MILTON GEORGE MILLER,
Deceased.

The administration of the Estate of Milton George Miller, deceased, whose date of death was May 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 July 3, 2026.

Personal Representative:
Carline Miller
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com
July 3, 10, 2026 26-02511L

FIRST INSERTION

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE
TRUSTEE'S NOTICE OF SALE
FILE NO.: 25-010690
COCONUT PLANTATION CONDOMINIUM ASSOCIATION, INC., A CORPORATION NOT-FOR-PROFIT UNDER THE LAWS OF THE STATE OF FLORIDA,
Lienholder, vs.
THOMAS SCHAFER, DANIELE SCHAFER
Obligor(s)

TO: Thomas Schafer, 9235 LAGOON PL. #302, Davie, FL 33324
Daniele Schafer, 300 South Australian Avenue, Apartment 325, West Palm Beach, FL 33401

Notice is hereby given that on August 4, 2026 at 10:00AM, at the Riverdale Branch Library, 2421 Buckingham Road, Fort Myers, FL 33905, the following described Timeshare Ownership Interest at Coconut Plantation will be offered for sale:

Unit 5262L, Week 18, Even Year Biennial Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

The default giving rise to the sale is the failure to pay assessments as set forth in the Claim(s) of Lien encumbering the Timeshare Ownership Interest recorded as Document No. 2024000337771 of the Public Records of Lee County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of $1.13 together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of $3,843.91.

The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of $3,843.91. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner.

If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.

Michael E. Carleton, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028,
Columbus, OH 43216
Telephone: (407) 404-5266
July 3, 10, 2026 26-02498L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-001353
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff Motion to Cancel Sale entered on June 24, 2026, and the Final Judgment of Foreclosure entered on October 20, 2025, in Case No. 25-CA-001353 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK,JENNIFER MARIE KIRKPATRICK, KENNETH LINGLEY, SUE LINGLEY, UNKNOWN HEIRS OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, and AQUA FINANCE, INC., are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m., on-line at www.lee.realforeclose.com on the 27th day of August, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 15 AND 16, BLOCK 3779, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 2, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Also known as: 2228 NW 7TH TER, CAPE CORAL, FL 33993 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 06/26/2026

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

Counsel for Plaintiff
SOKOLOF REMTULLA, LLP
cbowens@sokrem.com;
pleadings@sokrem.com
Matter No.: 25-00350
July 3, 10, 2026 26-02450L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-003367
EF MORTGAGE LLC,
Plaintiff, v.
FORT MYERS CONSTRUCTION, LLC, a Delaware Limited Liability Company, ET AL.,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 18, 2026 entered in Civil Case No. 25-CA-003367 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and FORT MYERS CONSTRUCTION, LLC, a Delaware Limited Liability Company; FORTRESS OF SOUTH FLORIDA, LLC; EG2 HOMES LLC; BRICKLESS CONSTRUCTION CORP.; TCI SOD & LANDSCAPING LLC; Q CONSTRUCTION OF LEE COUNTY LLC 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 August 20, 2026 the following described property as set forth in said Final Judgment, to-wit:

PARCEL 1:

LOT 21, BLOCK 58, UNIT 13, TWIN LAKE ESTATES SECTION 3, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 219, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 230 Aronne Avenue South, Lehigh Acres, FL 33974

PARCEL 7:

LOT 21, BLOCK 7, UNIT 2, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 125, OFTHE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 921 Bassinger Avenue South, 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 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.

06/26/2026

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

Submitted By: Jordan Wainstein
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000489
July 3, 10, 2026 26-02446L

--- ACTIONS / SALES ---

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-001543
SELENE FINANCE, LP
Plaintiff(s), vs.
PATRICIA RUFFINO; FOUNDATION FINANCE COMPANY LLC; SILVER LAKES-GATEWAY HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN SPOUSE OF PATRICIA RUFFINO; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 29, 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 24, Block A, GATEWAY PARCEL 23 PHASE 1, a subdivision according to the plat thereof as recorded in Plat Book 53, Page 63 through 80, inclusive, of the Public Records of Lee County, Florida.

Property address: 11046 Lakeland Circle, Fort Myers, FL 33913

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

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.

06/30/2026

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. 25-001390-1
July 3, 10, 2026 26-02504L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 25-CA-001851
EQUITY PRIME MORTGAGE LLC,
Plaintiff, vs.
FRANK MAGNIFICO, et al,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated June 16, 2026 and entered in Case No. 25-CA-001851 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein EQUITY PRIME MORTGAGE LLC, is the Plaintiff and FRANK MAGNIFICO; SARAIH MAGNIFICO; SUNNOVA SLA MANAGEMENT LLC; THE UNKNOWN SPOUSE OF FRANK MAGNIFICO and THE UNKNOWN TENANT IN POSSESSION, are Defendants, the Office of Kevin C. Carnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash at 9:00 A.M. in an online sale at www.lee.realforeclose.com on the 6th day of August, 2026 the following described property set forth in said Final Judgment, to wit:

LOTS 14, 15 AND 16, BLOCK 4049, CAPE CORAL UNIT 56, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 107 THROUGH 116, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Commonly known as: 1217 NW 25th Ave, Cape Coral, FL 33993

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

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

DATED in Lee, Florida this, 06/30/2026

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

Susanna Lehman, Esq.
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
slehman@lenderlegal.com
eservice@lenderlegal.com
Attorney for Plaintiff
July 3, 10, 2026 26-02505L

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-002918
NBKC Bank
Plaintiff, vs.
Timothy Krulikowski; Unknown Spouse of Timothy Krulikowski; United States of America on behalf of the Secretary of Housing and Urban Development; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Reba Kirby, Deceased; Derby Homes, Inc.
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Reba Kirby, Deceased
Last Known Address: Unknown

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

LOT 11, BLOCK 20, UNIT 5, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

DATED on 06/26/2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634,
File # 26-F01635
July 3, 10, 2026 26-02470L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 26-CA-002779
NEWREZ LLC,
Plaintiff, vs.
KATIA R. ABALLES, ET AL.,
Defendants.

TO: UNKNOWN SUCCESSOR TRUSTEE OF THE OLINGER FAMILY LIVING TRUST DATED NOVEMBER 11, 2011
3462 NE 11TH AVE.
CAPE CORAL, FL 33909
UNKNOWN SETTLORS AND BENEFICIARIES OF THE OLINGER FAMILY LIVING TRUST DATED NOVEMBER 11, 2011
3462 NE 11TH AVE.
CAPE CORAL, FL 33909
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH E. OLINGER, DECEASED
3462 NE 11TH AVE.
CAPE CORAL, FL 33909
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

LOTS 7 AND 8, BLOCK 5570, UNIT 84, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE(S) 30 THROUGH 48, 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 Bradford Petrino, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of the said Court on the 25 day of June, 2026.

Kevin C Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

Bradford Petrino, Esq.,
Lender Legal PLLC,
1800 Pembrook Drive, Suite 250,
Orlando, Florida 32810
LLS16822
July 3, 10, 2026 26-02471L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 26-CC-004007
SOUTH POINTE VILLAS CONDOMINIUM PHASE III ASSOCIATION, INC.
Plaintiff, v.
LISA MARLENE FASIG A/K/A LISA MARLENE HANSON; THE UNKNOWN SPOUSE OF LISA MARLENE FASIG A/K/A LISA MARLENE HANSON; THE UNKNOWN TENANT(S)/ OCCUPANT(S) IN POSSESSION,
Defendants.

TO: LISA MARLENE FASIG A/K/A LISA MARLENE HANSON; THE UNKNOWN SPOUSE OF LISA MARLENE FASIG A/K/A LISA MARLENE HANSON; THE UNKNOWN TENANT(S)/OCCUPANT(S) IN POSSESSION
Last Known Address: 6300 South Pointe Boulevard #302, Fort Myers, Florida 33919

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 2-C of SOUTH POINTE VILLAS CONDOMINIUM, PHASE III, according to the Declaration of Condominium recorded in Official Record Book 1387, pages 2367 through 2413, inclusive and as amended in Official Record Book 1397, page 1430; Official Record Book 1414, page 146; Official Record Book 1421, page 1943; Official Record Book 1652, page 4013; Official Record Book 1676, page 928; Official Record Book 1751, page 2506; Official Record Book 1751, pages 2508; Official Record Book 1975, page 1522 and as per plat thereof recorded in Condominium Plat Book 5, Pages 283 through 291, inclusive, of the Public Records of Lee County, Florida (the "Property").

Street Address: 6300 South Pointe Boulevard #302, Fort Myers, Florida 33919.

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 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 26 day of June, 2026.

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

Wesley Randolph, Esq.,
wesleyrandolph@popemazzara.com;
gretchenkrohn@popemazzara.com
July 3, 10, 2026 26-02452L

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-001314
UNITED WHOLESALE MORTGAGE, LLC,
Plaintiff, vs.
LINDA LOPEZ A/K/A LINDA T LOPEZ, et al.,
Defendant.

To: UNKNOWN SPOUSE OF LINDA LOPEZ A/K/A LINDA T LOPEZ
17200 NW 64TH AVENUE, APT. 312, HIALEAH, FL 33015
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 14, BLOCK 27, UNIT 4, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 70, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and seal of said Court on the day of 06/26/2026,

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
26-20364FL
July 3, 10, 2026 26-02454L

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-000489
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JESSICA BARBY CISNEROS, et al.,
Defendant.

To: ANTHONY SAVERIO PAPA ESCOBAR
2231 RANDOLPH DR, FORT MYERS FL 33905
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 14, PARADISE SHORES, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 49, 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 06/26/2026

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
25-14221FL
July 3, 10, 2026 26-02473L

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-002800
Mortgage 1, Inc.,
Plaintiff, vs.
Brian E. Martin, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-002800 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Mortgage 1, Inc. is the Plaintiff and Brian E. Martin; Kathleen S. Deeds f/k/a Kathleen S. Martin; Unknown Spouse of Brian E Martin are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00 AM on the 30th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 31 AND 32, BLOCK 2365, CAPE CORAL SUBDIVISION, UNIT 35, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 100 THROUGH 111, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 12-44-23-C1-02365.0310

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 06/30/2026

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-F01230
July 3, 10, 2026 26-02506L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-1503
THOMAS ERRICO,
Plaintiff, vs.
ERIC HEINS, and LEANDRO DIAZ,
Defendants.

TO: LEANDRO DIAZ
705 SE 46th Lane, #2
Cape Coral, Florida 33904

YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney who is: James M. Scarmozzino, Esq., SCARMOZZINO | KING, 4966 Royal Gulf Circle, Fort Myers, Florida 33966, and file the original with the Clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901, before service on the Plaintiff or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint. *on or before August 5, 2026

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

This action is for damages arising from a motor vehicle negligence claim and is pending in the Circuit Court in and for Lee County, Florida.

You must keep the Clerk of the Circuit Court's office notified of your current address.

DATED: 06/26/2026

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

James M. Scarmozzino, Esq.,
SCARMOZZINO | KING,
4966 Royal Gulf Circle,
Fort Myers, Florida 33966
July 3, 10, 17, 24, 2026 26-02469L

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-002326
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES H. BECKER, DECEASED. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES H. BECKER, DECEASED,
whose last known residence is: 747 ORO AVENUE S, LEHIGH ACRES, FL 33936
TO: EDELTRAUD BECKER A/K/A EDELTRAUD LECHLER A/K/A EDELTRAUD LECHLER BECKER,
whose last known residence is: 747 ORO AVENUE S, LEHIGH ACRES, FL 33936
TO: RICHARD JAMES LECHLER,
whose last known residence is: 349 LANE AVENUE, HOLLAND, MI 49423

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

LOT 7, BLOCK 57, UNIT 6, LEHIGH ACRES SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 98, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this day of 06/26/2026,

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-373341
July 3, 10, 2026 26-02451L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case Number: 25-CA-4863
Judge: Keith R. Kyle
SOCRATES M. RIVERO, an individual,
Plaintiff, v.
CHRISTOPHER A. PANTALEON and JULISSA PANTALEON, as husband and wife; CITY OF CAPE CORAL, a sovereign entity of the State of Florida; WESTLAKE SERVICES, LLC OBA Westlake Financial Services, a California limited liability company; and any other unknown heirs, devisees, grantees, creditors, tenants in possession and other unknown persons or unknown spouse claiming by, through and under the above-named Defendant
Defendants.

NOTICE IS HEREBY given as required by a Final Judgment of Foreclosure – Count I filed on 06/30/2026 and entered in Case No. 2025-CA-004863 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where SOCRATES M. RIVERO, is the Plaintiff and CHRISTOPHER A. PANTALEON and JULISSA PANTALEON, as husband and wife; CITY OF CAPE CORAL, a sovereign entity of the State of Florida; WESTLAKE SERVICES, LLC OBA Westlake Financial Services, a California limited liability company, and any other unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouse claiming by, through and under any of the above-named Defendants, are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on the August 6, 2026, the following described property in accordance with the Final Judgment of Foreclosure – Count I:

LOTS 3 AND 4, BLOCK 893, CAPE CORAL, UNIT 26, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 117 THROUGH 148, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Parcel Identification #.: 24-44-23-C4-00893.0030

A/K/A: 304 Southeast 16th Street, Cape Coral, Florida 33990

(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.

Dated this 6/30/2026

CLERK OF THE CIRCUIT COURT
Kevin C. Karnes
Lee County Clerk of Court
(SEAL) By: T Mann
as Deputy Clerk

Bradley W. Butcher, Esq.
The Dorcey Law Firm, PLC
10181 Six Mile Cypress Parkway,
Suite C
Fort Myers, FL 33966
July 3, 10, 2026 26-02503L

--- ACTIONS / SALES ---

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-002017
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,
Plaintiff, vs.
JOSE FACUNDO LOPEZ ARDON, et al.,
Defendant.
To: JOSE FACUNDO LOPEZ ARDON
1147 ROSE AVE, FORT MYERS, FL 33916
UNKNOWN SPOUSE OF JOSE FACUNDO LOPEZ ARDON
1147 ROSE AVE, 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:

LOTS 1 AND 2, BLOCK 5, PARKVIEW SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 53, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and seal of said Court on the day of 06/26/2026

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
26-20463FL
July 3, 10, 2026 26-02455L

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 26-CA-002565
Freedom Mortgage Corporation
Plaintiff, vs.
Edgar Josue Rivera Paz; Ashley Marie Hopkins; Unknown Spouse of Edgar Josue Rivera Paz; Crane Landing Homeowners Association, Inc.; Crane Landing Homeowners Association, Inc.
Defendants.
TO: Edgar Josue Rivera Paz and Unknown Spouse of Edgar Josue Rivera Paz
Last Known Address: 17635 Monte Isola Way, North Fort Myers, FL 33917

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

LOT 577, OF CRANE LANDING PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023000284392, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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

DATED on 06/25/2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634,
File # 26-F01648
July 3, 10, 2026 26-02465L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26CA000894
THE MEADOWS AT MIRROR LAKES ASSOCIATION, INC., a Florida Not-For-Profit Corporation,
Plaintiff, v.
CECILIA AITES, UNKNOWN SPOUSE OF CECILIA AITES and UNKNOWN TENANT(S)/ OCCUPANT(S),
Defendants.
TO: CECELIA AITES, UNKNOWN SPOUSE OF CECILIA AITES AND UNKNOWN TENANT(S) / OCCUPANT(S)
Last Known Address: 545 Foxcreek Drive, Lehigh Acres, FL 33974

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

Lot(s) 22, Block 23, a Replat of a Portion of Units 6 and 7, Section 16, Township 45 South, Range 27 East, LEHIGH ACRES, according to the plat thereof, recorded in Plat Book 27, Page(s) 169 and 170 and Plat Book 43, Page 7, of the Public Records of Lee County, Florida. TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #16-45-27-L2-06023.0220

Property Address: 545 Foxcreek Drive, Lehigh Acres, FL 33974

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, 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 26 day of June, 2026.

KEVIN C. KARNES,
CLERK OF THE COURT
(SEAL) By N Wright-Angad
As Deputy Clerk

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Boulevard,
Ft. Myers, FL 33901
kmace@gadclaw.com and
kgermanis@gadclaw.com
July 3, 10, 2026 26-02493L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 26-CC-004768
MYERLEE PARK WEST CONDOMINIUM ASSOCIATION, INC., a Florida Not for Profit Corporation,
Plaintiff, v.
ROMAN F. BRUSH,
Defendant.
TO: ROMAN F. BRUSH
1453 Saddle Woode Dr #5H
Fort Myers, FL 33919

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

Unit 5-H, Myerlee Park - Block One Condominium n/k/a Myerlee Park West, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1142, pages 1847 through 1885, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Which has the address of: 1453 Saddle Woode Dr #5H, Fort Myers, FL 33919

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Association Legal Services, LLC, Plaintiff's attorney, at 12600 World Plaza Lane. Build.#63, Fort Myers, FL 33907 (239-887-4276), leland@associationlegalservices.com, within thirty (30) days from first date 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 June 25, 2026.

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

Association Legal Services, LLC,
Plaintiff's attorney,
12600 World Plaza Lane.
Build.#63,
Fort Myers, FL 33907
(239-887-4276),
leland@associationlegalservices.com,
July 3, 10, 2026 26-02488L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-006459
CYPRESS LOAN SERVICING LLC,
Plaintiff, vs.
ROBERT C. HENDERSHOT, JR. AKA ROBERT HENDERSHOT, et al,
Defendant(s).
To: ROBERT C. HENDERSHOT, JR. AKA ROBERT HENDERSHOT
Last Known Address: 575 SW 99th Avenue, Apt. 210
Cape Coral, FL 33991
Current Address: Unknown

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

LOTS 15 & 16, BLOCK 5419, CAPE CORAL, UNIT 90, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A 4218 NW 32ND ST, 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, 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 6/26/2026

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-011855
July 3, 10, 2026 26-02456L

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

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-002130
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
FLORENCIA COULANGE A/K/A F. COULANGE A/K/A FLORENCIA MILHOMME, et al.,
Defendant.
To: FLORENCIA COULANGE A/K/A F. COULANGE A/K/A FLORENCIA MILHOMME
918 NE 15TH TERRACE, CAPE CORAL, FL 33909
UNKNOWN SPOUSE OF FLORENCIA COULANGE A/K/A F. COULANGE A/K/A FLORENCIA MILHOMME
918 NE 15TH TERRACE, CAPE CORAL, FL 33909
UNKNOWN TENANT IN POSSESSION 1
918 NE 15TH TERRACE, CAPE CORAL, FL 33909
UNKNOWN TENANT IN POSSESSION 2
918 NE 15TH TERRACE, CAPE CORAL, FL 33909
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOTS 9 AND 10, BLOCK 2078, CAPE CORAL SUBDIVISION, UNIT 31, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 149 THROUGH 165, INCLUSIVE, 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 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 06/26/2026,

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
26-20156FL
July 3, 10, 2026 26-02492L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-002568
LAKEVIEW LOAN SERVICING, LLC ,
Plaintiff, VS.
JUAN ALBERTO PADILLA PADRON; et al.,
Defendant(s).
TO: Unknown Spouse of Juan Alberto Padilla Padron
Last Known Residence: 224 Baize Ave S Lehigh Acres, FL 33974

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

LOT 16, BLOCK 55, UNIT 13 TWIN LAKE ESTATES, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 219, 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 06/25/2026.

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
1190-366B
Ref# 19495
July 3, 10, 2026 26-02466L

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: 25-CA-007026
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
SOVEREIGN CROWN OF HAALAAH TRUST AKA SOVEREIGN CROWN OF HA'LAA'AH TRUST AKA SOVEREIGN CROWN 707 PROPERTY TRUST, et. al.
Defendants.
TO: UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
707 W 14TH ST
LEHIGH ACRES, FL 33972

You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida:

THE WEST 1/2 OF LOT 1, BLOCK 16, UNIT 6, SECTION 17, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

commonly known as 707 W 14TH ST, LEHIGH ACRES, FL 33972 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: June 26, 2026.

CLERK OF THE COURT
Honorable Kevin C. Karnes
1700 Monroe Street
Ft. Myers, Florida 33902
(SEAL) By: N Wright-Angad
Deputy Clerk

Ryan Sutton
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900,
011150/2531739/and
July 3, 10, 2026 26-02472L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001978
LUXE HOMES INVESTMENTS, INC.,
Plaintiff, v.
AMERICAN ESTATE AND TRUST FBO MAUREEN GREEN IRA; UNKNOWN BENEFICIARIES, SUCCESSORS, ASSIGNS, LIENORS, CREDITORS, TRUSTEES, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST AMERICAN ESTATE AND TRUST FBO MAUREEN GREEN IRA; and ALL OTHER PARTIES CLAIMING AN INTEREST IN THE SUBJECT PROPERTY ARISING PRIOR TO THE ISSUANCE OF PLAINTIFF'S TAX DEED,
Defendants.
TO: UNKNOWN BENEFICIARIES, SUCCESSORS, ASSIGNS, LIENORS, CREDITORS, TRUSTEES, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST AMERICAN ESTATE AND TRUST FBO MAUREEN GREEN IRA; and ALL OTHER PARTIES CLAIMING AN INTEREST IN THE SUBJECT PROPERTY ARISING PRIOR TO THE ISSUANCE OF PLAINTIFF'S TAX DEED.

YOU ARE NOTIFIED that an action to Quiet Title has been filed against you regarding the following real property in Lee County, Florida:

LOT 3, BLOCK 28, LEHIGH ACRES, UNIT 5, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 143, IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Parcel ID: 36-45-27-L1-05028.0030
Street Address: 1133 Hatton Ave S, Lehigh Acres, Florida 33974.

You are required to serve a copy of your written defenses, if any, to:

Joey D. Gonzalez, Esq.
JOEY GONZALEZ, ATTORNEY, P.A.
P.O. Box 145073
Coral Gables, Florida 33114
joey@joeygonzalezlaw.com

and file the original with the Clerk of the Circuit Court for Lee County, Florida, on or before August 5, 2026, otherwise a default will be entered against you for the relief demanded in the Complaint.

DATED this day of 06/26/2026

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

/s/ Joey D. Gonzalez
Joey D. Gonzalez
Florida Bar No. 127554
JOEY GONZALEZ, ATTORNEY, P.A.
P.O. Box 145073
Coral Gables, Florida 33114
joey@joeygonzalezlaw.com
Tel: 305-720-3114
Attorney for Plaintiff
July 3, 10, 17, 24, 2026 26-02453L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 26-CA-001175
NEWREZ LLC,
Plaintiff, vs.
JOHN SHELDRAKE, III A/K/A JOHN B. SHELDRAKE, III; NICOLE SHELDRAKE A/K/A NICOLE M. SHELDRAKE; UNKNOWN SPOUSE OF JOHN SHELDRAKE, III A/K/A JOHN B. SHELDRAKE, III; UNKNOWN SPOUSE OF NICOLE SHELDRAKE A/K/A NICOLE M. SHELDRAKE; UNITED STATES OF AMERICA; GOODLEAP, LLC;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).
TO: NICOLE SHELDRAKE A/K/A NICOLE M. SHELDRAKE
(Current Residence Unknown)
(Last Known Address(es))
822 NW 28TH PLACE
CAPE CORAL, FL 33993
1516 SW 29TH TER
CAPE CORAL, FL 33914-8237
UNKNOWN TENANT(S) IN POSSESSION #1
(Last Known Address)
822 NW 28TH PLACE
CAPE CORAL, FL 33993

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

LOTS 11 AND 12, BLOCK 4040, CAPE CORAL UNIT 56, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 107 THRU 116, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A: 822 NW 28TH PLACE, CAPE CORAL, FL 33993.

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

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

WITNESS my hand and the seal of this Court this day of 06/26/2026

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

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442
26-52729
July 3, 10, 2026 26-02468L

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
FORECLOSURE PROCEEDINGS
PROPERTY
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2026-CA-002191
MARIE LEVEE, as Trustee of the Marie Levee Amended and Restated Trust dated June 6, 2002; JOHN E. TRANTER, as Trustee of the John E. Tranter Living Trust; and JCMLD, LLC, a Florida Limited Liability Company
Plaintiffs, v.
TOKI GROUP INC., a Dissolved Florida Corporation; TSAVO GROUP INC, a Florida Corporation; KETWANA NOKESHIER LEMY; WALQUINE LEMY; and UNKNOWN TENANT(S) IN POSSESSION OF THE SUBJECT PROPERTY, IF ANY.
Defendants.
TO: Tsavo Group Inc.
1500 Weston Road
Ste. 200
Weston, FL 33326

LOT 36, BLOCK 4319, OF CAPE CORAL UNIT 61, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 4 THROUGH 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number: 31-43-23-CI-04319.0360
Physical Address: 3906 Kismet Parkway West, Cape Coral, FL 33993

YOU ARE HEREBY NOTIFIED that an action for Foreclosure has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Bruce Hornstein, P.A., Attorney for Plaintiff, whose address is: 6961 Indian Creek Drive, Miami Beach, Florida 33141 within thirty (30) days from the date of 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.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 25 day of June, 2026.

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

Bruce Hornstein, P.A.
Attorneys for the Plaintiff
6961 Indian Creek Drive
Miami Beach, Fl. 33141
July 3, 10, 2026 26-02502L

FIRST INSERTION

NOTICE OF ACTION AGAINST DEFENDANT EDWARD A. HABEREK, JABDIN S. CANCEL, UNKNOWN SPOUSE, OF JABDIN S. CANCEL AND UNKNOWN SPOUSE, OF EDWARD A. HABEREK
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 26-CA-002269
Division: Civil
Judge Kyle S. Cohen
Fifth Third Bank, N.A.
Plaintiff, vs.
Edward A. Haberek, et al.
Defendants.
To: EDWARD A. HABEREK
804 UKA LANE
FORT MYERS, FL 33913
UNITED STATES OF AMERICA
JABDIN S. CANCEL
804 UKA LANE
FORT MYERS, FL 33913
UNITED STATES OF AMERICA
UNKNOWN SPOUSE, OF JABDIN S. CANCEL
804 UKA LANE
FORT MYERS, FL 33913
UNITED STATES OF AMERICA
UNKNOWN SPOUSE, OF EDWARD A. HABEREK
804 UKA LANE
FORT MYERS, FL 33913
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) EDWARD A. HABEREK, JABDIN S. CANCEL, UNKNOWN SPOUSE, OF JABDIN S. CANCEL AND UNKNOWN SPOUSE, OF EDWARD A. HABEREK, and all parties having or claiming to have any right, title or interest in the property herein described;

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

The following described land situate, lying and being in Lee County, Florida to-wit:

Lot 10, Block 159, Unit 46, Mirror Lakes, Section 19, Township 45 South, Range 27 East, Lehigh Acres, Florida, according to the plat thereof, as recorded in Plat Book 27, Page(s) 133, inclusive, 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 MAXINE MELTZER, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the 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.

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 on the day of 06/25/2026.

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
LEE COUNTY, FLORIDA
(SEAL) By: N Wright-Angad
Deputy Clerk

MAXINE MELTZER,
Plaintiff's attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
THE MANLEY LAW FIRM LLC
26-004623_AJM1
July 3, 10, 2026 26-02467L

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20876

SUBSEQUENT INSERTIONS

--- ESTATE / SALES ---

SECOND 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

SECOND 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.

FACILITY 79
4340 Kernel Cir
Fort Myers, FL 33916

NAME	UNIT	BALANCE
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

SECOND 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

SECOND 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

SECOND INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 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 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

SECOND INSERTION

Notice of Self Storage Sale

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

SECOND 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 Storage Treasures.com and a high bidder will be selected on 07/8/2026 at 1:00 PM.

Occupant Name	Description of Property
Jeffery Ekiss, Jeffery G Ekiss	Household Goods
Andrew Price	Household Goods
Jhonny Vicente	Household Goods
Holly Shrader	Household Goods

June 26; July 3, 2026 26-02332L

Q&A

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.

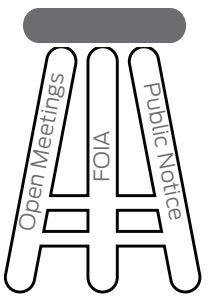
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

LV18237_V13

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-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 RECORDED 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:
ftlrealprop@kelleykronenberg.com
File No.: 3087.000640
June 26; July 3, 2026 26-02343L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 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 CROSSCOUNTRY 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 WILDWOOD 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

SECOND 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

SECOND 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, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 2501 Hollywood Blvd. Suite 206, Hollywood, FL 33020 on or before thirty (30) days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

June 26; July 3, 10, 17, 2026
26-02374L

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-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

SECOND 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 CAPOTORTO Deceased.

The administration of the estate of Daniel Dominic Capotorto, 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 Capotorto
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

SECOND 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

SECOND 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 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:
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, Feichthaler & 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
25-CA-001914
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF 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, GRANTEES, 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; 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, HEATHERWOOD LAKES, ACCORDING 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

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-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.: 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 26-02417L

--- ESTATE / ACTIONS / SALES ---

THIRD INSERTION

NOTICE OF ACTION WITH MAILING
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-DR-7061
Division: Family
In re the Marriage of:
MILDRED JACKSON,
Petitioner/Wife, v.
THOMAS LEROY JACKSON,
Respondent/Husband.

TO: 1. THOMAS LEROY JACKSON at last known address: 4977 SHERRY STREET, FORT MYERS, FL 33905

YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's Counsel Timothy P. Culhane, Esq., at the Law Firm of Landmark Law Firm, LLC., located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before July 15, 2026, and file the original with the clerk of this Court at Lee County Clerk of Court, 1700 Monroe Street, Fort Myers, Florida 33901, before service on Petitioner's Counsels or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

THIS NOTICE will be published four times, once each week for fourth consecutive weeks in a newspaper of general circulation published in Lee County, Florida

Dated this 5th day of June 2026.

KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: J Collins
Deputy Clerk

/s/ Timothy P. Culhane
Timothy P. Culhane
3949 Evans Avenue, Suite 300B,
Fort Myers, FL 33901
Fla. Bar No. 124657
June 19, 26; July 3, 10, 2026
26-02252L

FOURTH 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

SECOND INSERTION

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

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

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

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

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

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

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

The date of first publication of this notice is 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

SECOND 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

SECOND 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 Pinecrest 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY
CIVIL DIVISION
Case No. 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 SOUTHWEST 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 WATERMAN 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

SECOND 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

SECOND 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 unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named 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 having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:
Tammy Bly
2479 Greendale Place
Cape Coral, Florida 33991
Attorney for Personal Representative:
Jennifer M. Neilson
Florida Bar No. 54986
NEILSON LAW, P.A.
9955 Tamiami Trl N, Suite 4
Naples, FL 34108
(By Appointment Only)
Office: (239) 443-3866
Email: jn@nlaw.us
June 26; July 3, 2026 26-02403L

SECOND 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

SECOND 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 written 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

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-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 unmatured, 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 unmatured, 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

SECOND 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.realforclose.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

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 25-CC-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, according to Exhibit "B" (the "Plot Plan") of the Declaration of Master Form Occupancy Agreement recorded in O.R. Book 3719, Page 319, et seq., Public Records of Lee County, Florida (the "Declaration"), 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 surplis 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:
cofoservicemail@beckerlawyers.com
T02276/405421/31537202
June 26; July 3, 2026 26-02342L

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-004484
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, 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, GRANTEES, 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

SECOND 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 STATUES 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

SECOND 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 STATUES 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

SECOND 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 LINNON
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

SECOND 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

SECOND 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 FC01 MTT
June 26; July 3, 2026 26-02426L

SECOND 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

SECOND 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 Deedent'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 DEEDENT'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

FOURTH INSERTION

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

THIRD 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 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

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

SECOND 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

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-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 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 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
wesleyrandolpj@popemazzara.com;
gretchenkrohn@popemazzara.com
June 26; July 3, 2026 26-02387L

SECOND 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

SECOND 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: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
June 26; July 3, 2026 26-02384L

SECOND 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. MAIENSCHEIN, deceased and all others claiming by, through and under MARCK W. MAIENSCHEIN, 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-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

SECOND 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

SECOND 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

SECOND 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, 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

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-000838
IN RE THE MARRIAGE OF:
DESIREE PERREIRA,
Petitioner,
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 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

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

--- TAX DEEDS / ACTIONS ---

SECOND 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. 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: 24-00607 Year of Issuance 2024 Description of Property THE EAST HALF OF LOT 5, LEO WENDE'S SUBDIVISION, UNRECORDED AS SET FORTH ON PLAT RECORDED IN DEED BOOK 258, PAGE 482, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALSO LOTS 534 AND 535, SUNDIET VILLAGE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 55, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-22-04-00000.005A

Names in which assessed:
BARBARA GALASSO

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
26-02318L

SECOND 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. 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: 24-16048 Year of Issuance 2024 Description of Property LOT 10, BLOCK 78, UNIT 8, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 180, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-26-08-00078.0100

Names in which assessed:
VERDOT VI LLC, VERDOT VI, 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 08/18/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 26; Jul. 3, 10, 17, 2026
26-02320L

SECOND 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. 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: 24-16222 Year of Issuance 2024 Description of Property LOT 12, BLOCK 4, REPLAT OF TRACT A - UNIT 1 LEHIGH ACRES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN PLAT BOOK 26, PAGE 184, OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA. Strap Number 04-45-26-01-00004.0120

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

Jun. 26; Jul. 3, 10, 17, 2026
26-02321L

SECOND 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. 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: 24-16618 Year of Issuance 2024 Description of Property LOT 2, BLOCK 91, LEHIGH ACRES, UNIT 10, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 97, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 11-45-26-10-00091.0020

Names in which assessed:
PINEWOOD GREEN PROPERTIES, 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 08/18/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 26; Jul. 3, 10, 17, 2026
26-02324L

SECOND 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. 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: 24-17474 Year of Issuance 2024 Description of Property LOT 25, BLOCK 3, PLAT OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 43 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 101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-L3-01003.0250

Names in which assessed:
EDWARD L ROWE

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
26-02326L

SECOND 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. 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: 24-00870 Year of Issuance 2024 Description of Property LOT 41, BLOCK 1, PINE ISLAND TROPICAL HOMESITES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 79 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 23-45-22-01-00001.0410

Names in which assessed:
JAMES D SCHULTZ JR, KYLEEN SCHULTZ

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
26-02319L

SECOND 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. 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: 24-16716 Year of Issuance 2024 Description of Property LOT 3, BLOCK 77, UNIT 8, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-08-00077.0030

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

Jun. 26; Jul. 3, 10, 17, 2026
26-02325L

SECOND 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. 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: 24-17480 Year of Issuance 2024 Description of Property LOT 15, BLOCK 4, UNIT 1, LEHIGH ACRES, SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-27-L3-01004.0150

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

Jun. 26; Jul. 3, 10, 17, 2026
26-02327L

SECOND 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. 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: 24-17559 Year of Issuance 2024 Description of Property LOT 15, BLOCK 19, UNIT 5, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 01-44-27-L3-05019.0150

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

Jun. 26; Jul. 3, 10, 17, 2026
26-02329L

SECOND 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. 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: 24-17494 Year of Issuance 2024 Description of Property LOT 26, BLOCK 7, SECTION 36, TOWNSHIP 43 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 15, PAGE 101, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-43-27-L3-01007.0260

Names in which assessed:
JANET L DAVIS

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
26-02328L

SECOND 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. 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: 24-16393 Year of Issuance 2024 Description of Property LOT 17, BLOCK 21, UNIT 4, LEHIGH ESTATES, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 15, PAGE 84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-45-26-04-00021.0170

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

Jun. 26; Jul. 3, 10, 17, 2026
26-02323L

SECOND 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. 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: 24-16360 Year of Issuance 2024 Description of Property LOT 1, BLOCK 30, UNIT 3, LEHIGH ESTATES, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 26 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-45-26-03-00030.0010

Names in which assessed:
BLUE COAST VENTURES LLC, BLUE COAST VENTURES, 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 08/18/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Jun. 26; Jul. 3, 10, 17, 2026
26-02322L

SECOND INSERTION

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

Tax Deed #:2026000007

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: 24-04272 Year of Issuance 2024 Description of Property LOTS 33 AND 34, BLOCK 1848, CAPE CORAL UNIT 45 PART 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 135 THROUGH 150, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-23-C3-01848.0330

Names in which assessed:
DANIEL CHINGA, EDNA MUCHUGU, MARGARET MUCHUGU

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
26-02359L

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
Business Observer
LV10239

SECOND INSERTION

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

TO: UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
5214 CEDARBEND DR APT 1
FORT MYERS, FL 33919

You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida:

UNIT NO. 1, BUILDING NO. 5214, PHASE 2, THE VILLAGE OF CEDARBEND, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND BEING A PART OF "THE VILLAGE OF CEDAR BEND", LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2 AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, ALL IN TOWNSHIP 45 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 11; THENCE RUN S 027'02" E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER(NE 1/4) FOR 416.98 FEET; THENCE RUN N 8900'04" E FOR 170.03 FEET; THENCE RUN N 027'18" W FOR 933.29 FEET; THENCE RUN N 8932'42" E FOR 73.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 8932'42" W FOR 31.33 FEET THENCE RUN N 027'18" W FOR 36.66 FEET; THENCE RUN N 8932'42" E FOR 31.33 FEET; THENCE RUN S 027'18" E FOR 36.66 FEET TO THE POINT OF BEGINNING.
commonly known as 5214 CEDARBEND DR APT 1, FORT MYERS, FL 33919

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: June 18, 2026.

CLERK OF THE COURT
Honorable Kevin C. Karnes
1700 Monroe Street
Ft. Myers, Florida 33902
(SEAL) By: K Shoap
Deputy Clerk

Ryan Sutton of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F011150/2532568/and
June 26; July 3, 2026 26-02352L

SECOND 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).

TO: ISABEL HERNANDEZ RAMOS
(Current Residence Unknown)
(Last Known Address(es))
3807 5TH STREET SW
LEHIGH ACRES, FL 33976
4443 BALLARD ROAD
FORT MYERS, FL 33905

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

LOT 8, BLOCK 62, UNIT 6, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A: 3807 5TH STREET SW, LEHIGH ACRES, FL 33976.

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

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

WITNESS my hand and the seal of this Court on this 17th day of June, 2026.

KEVIN C. KARNES
As Clerk of the Court and/or Comptroller
(SEAL) K Harris
Deputy Clerk

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442
26-52921
June 26; July 3, 2026 26-02344L

--- TAX DEEDS / ACTIONS ---

THIRD 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

THIRD 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

THIRD INSERTION

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

Tax Deed #:2026000036

NOTICE IS HEREBY GIVEN that INTACT RECOVERY LLC INTACT RECOVERY 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: 19-028085 Year of Issuance 2019 Description of Property LOT 32, BLOCK 2660 A, UNIT 38, CAPE CORAL ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 02-44-23-C2-02660.A320

Names in which assessed: LOIS R LEONARD, PAUL R LEONARD SR

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

26-02238L

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

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

Tax Deed #:2026000042

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: 24-17629 Year of Issuance 2024 Description of Property LOT 21, BLOCK 64, UNIT 16, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE (S) 19, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 02-44-27-16-00064.0210

Names in which assessed: TARPON IV, 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

26-02241L

THIRD 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

FOURTH 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 FAIRELOUGH

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 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

SECOND 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

FOURTH 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

THIRD 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

THIRD 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

Q&A
LV18237_V22
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.

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10236

--- SALES ---

SECOND 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. FUCCILLO, JR., AS CO-TRUSTEE OF TESTAMENTARY TRUST F/B/O WILLIAM B. FUCCILLO, JR. (BILLY`S TRUST); WILLIAM B. FUCCILLO, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM B FUCCILLO A/K/A WILLIAM FUCCILLO; ROBERT S. SCALIONE, ESQ., AS TRUSTEE OF TESTAMENTARY TRUST F/B/O CYNTHIA FUCCILLO (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 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 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, FLORIDA, 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 AND THE WEST HALF OF THE EAST 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@EXLLEGAL.COM
1000010536
June 26; July 3, 2026 26-02348L

SECOND INSERTION

NOTICE OF SALE ISSUED BY CLERK
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 362025CA006107A001CH
LAKE MICHIGAN CREDIT UNION
Plaintiff, vs.
GEOFFREY HUSA, a/k/a GEOFFREY HUSA, et al,
Defendants

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated June 15, 2026, and entered in Case No. 362025CA006107A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKE MICHIGAN CREDIT UNION is the Plaintiff and GEOFFREY HUSA, SHANNON HUSA, UNKNOWN SPOUSE OF GEOFFREY HUSA, UNKNOWN SPOUSE OF SHANNON HUSA, DELTA BUILD SERVICES, INC, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 the Defendants. Kevin C. Karnes, Clerk of the Circuit Court in and for Lee County, Florida will sell to the highest and best bidder for cash at www.lee.realforeclose.com , the Clerk's website for on-line auctions at 9:00 a.m. on 07/30/2026, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THE CERTAIN LAND SITUATED IN LEE COUNTY, FLORIDA, VIZ: LOTS 11 AND 12, BLOCK 5803, CAPE CORAL UNIT 88, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 127 THROUGH 143, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA..

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. .AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

DATED at Lee County, Florida, this 06/17/2026

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

25-F001652/JS0120
June 26; July 3, 2026 26-02347L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-005696
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, 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, GRANTEES, 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

SECOND 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

SECOND INSERTION

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

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-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 T 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 RUNBLE 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

SECOND INSERTION

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

Q&A

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.

LV8227_V25

LV20906_V11

SAVE TIME

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

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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-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:
ftlrealprop@kelleykronenberg.com
File No.: 3843.000193
June 26; July 3, 2026 26-02339L

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR Lee COUNTY, FLORIDA
Case No.: 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 discolure 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

SECOND 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

SECOND 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.

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

SECOND INSERTION

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

SECOND 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

SECOND 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
11401 S. Cleveland Ave
Fort Myers, FL 33907

NAME	UNIT	BALANCE
YECIKA MEJIA MARTINEZ	B53	239.9

June 26; July 3, 2026 26-02379L

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-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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-000139
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-SEA1,
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-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-SEA1 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

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

--- SALES / ACTIONS ---

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-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

SECOND INSERTION

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

SECOND INSERTION

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

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-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

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-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
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June 26; July 3, 2026 26-02422L

SECOND 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
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
25-07457
June 26; July 3, 2026 26-02411L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 26-CA-002144
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,
Plaintiff, vs.
JOREL HYPPOLITE, 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
CLERK OF COURT OF LEE COUNTY
As Clerk of the Court
(SEAL) BY: K Harris
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20591FL
June 26; July 3, 2026 26-02405L

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-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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-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 IIIB, 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
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01523 SM, LLC
V6.20190626
June 26; July 3, 2026 26-02410L

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 26-DR-004497
IN RE: The Marriage of
Deidra Bouey
Petitioner
and
Nabeel Patel
Respondent

TO: Nabeel Patel
2523 N Beaumont Avenue, Kissimmee, Florida 34741

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 Deidra Bouey whose address is 900 Montecito Court, Apt. 303, Kissimmee, Florida 34741 on or before 07/29/2026, 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: 06/19/2026

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

June 26; July 3, 10, 17, 2026
26-02394L

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-005760
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
JANICE ELAINE GROSS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 16, 2026 and entered in Case No. 25-CA-005760 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein JANICE ELAINE GROSS, 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 88, OF BONAVIE COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 2018000287594, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 10293 BONAVIE COVE DR, FT. MYERS, FL 33966 (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 06/22/2026

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
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FL Bar No.: 647799
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FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
June 26; July 3, 2026 26-02396L