

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 36-2012-CA-052252
DIVISION: L
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BERNARD E. JOHNSON A/K/A BERNARD JOHNSON, DECEASED, et al, Defendant(s).
 To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BERNARD E. JOHNSON A/K/A BERNARD JOHNSON, DECEASED
 Last Known Address: Unknown
 Current Address: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:
 LOT 18, BLOCK 33, OF THAT CERTAIN SUBDIVISION KNOWN AS IMPERIAL HARBOR UNIT NO. 7, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 35, PAGES 130 AND 131. TOGETHER WITH A MOBILE HOME AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS: A DOUBLEWIDE 1987 REDMAN MOBILE HOME BEARING IDENTIFICATION

NUMBER(S) 13006019A AND 13006019B AND TITLE NUMBER(S) 0045555030 AND 0045550994.
 A/K/A 26277 SQUIRE LN, BONITA SPRINGS, FL 34135-6542
 has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before within 30 days from the first date of publication 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.
 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 Dolly Ballard, Operations Division Director, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 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 24th day of October, 2016.
 Linda Doggett
 Clerk of the Circuit Court (SEAL) By: C. Richardson
 Deputy Clerk
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 EF - 11-91049
 Oct. 28; Nov. 4, 2016 16-02693L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case #: 2016-CA-001159
Wells Fargo Bank, National Association Plaintiff, vs. James Howard Rickards a/k/a James H. Rickards a/k/a James Rickards; Unknown Trustee(s) of The James Howard Rickards Revocable Living Trust Dated July 7, 2011; Unknown Spouse of James Howard Rickards a/k/a James H. Rickards a/k/a James Rickards; Waterford at Lexington Condominium Association, Inc.; Lexington Community Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-001159 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Wells Fargo Bank, National Association, Plaintiff and James Howard Rickards a/k/a James H. Rickards a/k/a James Rickards are defendant(s), I,

Clerk of Court, Linda Doggett, 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 November 21, 2016, the following described property as set forth in said Final Judgment, to-wit:
 UNIT 104, BUILDING 08, WATERFORD AT LEXINGTON CONDOMINIUM NO. 2, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 2765, AT PAGE(S) 121, AND AS SUBSEQUENTLY AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO ATTACHED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
 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 WITHIN 60 DAYS AFTER THE SALE.
 Dated OCT 21 2016
 Linda Doggett
 CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) K. Perham
 DEPUTY CLERK OF COURT
 Submitted By:
 ATTORNEY FOR PLAINTIFF:
 SHAPIRO, FISHMAN & GACHÉ, LLP
 2424 North Federal Highway,
 Suite 360
 Boca Raton, Florida 33431
 (561) 998-6700
 (561) 998-6707
 15-293178 FCO1 WNI
 Oct. 28; Nov. 4, 2016 16-02700L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No. 14-CA-051222
ALOIA & ROLAND, LLP, a Florida Limited Partnership, Plaintiff, vs. ANTHONY SCOTT DUNLAP, DUNLAP ENTERPRISES, L.L.C., a dissolved Florida limited liability company, TRANQUILITY BAY PINE ISLAND, LLC, a dissolved Florida limited liability company, TRANQUILITY BAY OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company, Defendants.
 NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure filed on the 28 day of August, 2016, in Civil Action No. 14-CA-051222, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TRANQUILITY BAY PINE ISLAND, LLC is the Defendant and ALOIA & ROLAND, LLP is the Plaintiff, I will sell to the highest and best bidder for on the 19 day of December, 2016 at 9:00 a.m. at www.lee.realforeclose.com, the following described real property set forth in the Final Judgment of Foreclosure in Lee County, Florida:
 PARCEL 1
 Lot 4, Bayview Ranchettes Subdivision, according to the map or plat thereof as recorded in O.R. Book 775, Page(s) 408, Public Records of Lee County, Florida.
 PARCEL 2
 The Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 44 South, Range 22 East, Lee County, Florida.
 and
 The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 44 South, Range 22 East, Lee County, Florida.
 PARCEL 3
 The North one-half (N 1/2) of Government Lot 1, Section 16, Township 44 South, Range 22 East, Lee County, Florida.
 PARCEL 4
 The South one-half (S 1/2) of Government Lot 1, Section 16, Township 44 South, Range 22 East, Lee County, Florida, including parcel described as follows:
 Begin at the Southwest corner of U.S. Government Lot 1 in Section 16, Township 44 South, Range 22 East, Lee County, Florida and run East 200 feet; thence North

200 feet; thence West 200 feet; thence South 200 feet to the Point of Beginning.
 LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
 A parcel of land situated in the State of Florida, County of Lee, Pine Island, lying in Section 16, Township 44 South, Range 22 East, being further bounded and described as follows:
 Commencing at the North 1/4 corner of Section 16, Township 44 South, Range 22 East, thence South 00 degrees 06'10" West along the North-South 1/4 section line for 672.59 feet to the north line of the South One Half (S 1/2) of Government Lot 1 of said Section 16; thence North 89 degrees 32'51" East along said North line for 1625.00 feet to the Point of Beginning; thence South 00 degrees 06'10" West for 130.00 feet; thence North 89 degrees 32'51" East for 351.24 feet to the Mean High Water Line of Matlacha Pass as approved by the Florida Department of Environmental Protection (D.E.P. File 1698); thence the following courses along said approved line: North 13 degrees 55'17" East for 31.44 feet; North 08 degrees 57'56" East for 19.67 feet; North 02 degrees 21'48" East for 27.05 feet; North 07 degrees 37'52" East for 29.85 feet; North 11 degrees 02'31" West for 12.42 feet; North 44 degrees 32'21" West for 10.27 feet; North 78 degrees 52'43" West for 19.30 feet; South 81 degrees 57'08" West for 23.19 feet; North 28 degrees 27'00" East along said approved line for 3.62 feet to the North line of South One Half (S 1/2) of Government Lot 1; thence South 89 degrees 32'51" West along said North line for 316.96 feet to the Point of Beginning.
 Bearings based on the North-South quarter section line of Section 16, Township 44 South, Range 22 East, as bearing South 00 degrees 06'10" West.
 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 within sixty (60) days after the sale.
 Dated this 24 day of October, 2016.
 LINDA DOGGETT,
 CLERK OF THE CIRCUIT COURT (SEAL) By: M. Parker
 Deputy Clerk
 C. Berk Edwards, Attorney for Plaintiff, Geraghty, Dougherty, Edwards & Stockman, P.A., P.O. Box 1605, Fort Myers, FL 33902, 239-334-9500
 Oct. 28; Nov. 4, 2016 16-02719L

FIRST INSERTION

NOTICE OF ACTION RE: SAND CASTLE BEACH CLUB ASSOCIATION, INC LEE County, Florida Non-Judicial Timeshare foreclosure process
 TO: Unit Owner(s)
 Last Known Address
 Amount due:
 Eva Taylor
 7319 Chancellor Road
 Fredericksburg, VA 22407
 104/20
 \$458.00 with a per diem amount of \$0.23 from August 22, 2016
 Marianne Hirschfeld, Jeanne Hirschfeld and Kathleen Hirschfeld
 1403 143rd Place NE
 Bellevue, WA 90007
 212/17
 \$437.00 with a per diem amount of \$0.22 from August 22, 2016
 Roma Ann Mos Potter
 451 Polk 191
 Mena, AR 71953
 114/41
 \$887.00 with a per diem amount of \$0.44 from August 22, 2016
 Caleb Steckel
 5913 N Lake Shore Drive
 Macy, IN 46951
 213/28
 \$447.00 with a per diem amount of \$0.22 from August 22, 2016
 Ralph Marazzo and Mary Marazzo
 208-06 Union Turnpike
 Oakland Gardens, NY 11364
 204/28
 \$447.00 with a per diem amount of \$0.22 from August 22, 2016
 YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in LEE County, Florida, to-wit:
 Unit Numbers and Week Numbers (as set forth above) in SAND CASTLE BEACH CLUB, A Condominium, and all appurtenances thereto, according to the Declaration of Condominium thereof, as

recorded in Official Records Book 1463, Page 2328 of the Public Records of Lee County, Florida and all amendments and exhibits thereto.
 has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Robert P. Watrous, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:
 Robert P. Watrous, Esquire, TRUSTEE FOR SAND CASTLE BEACH CLUB ASSOCIATION, INC. 1 S School Avenue, Suite 500 Sarasota, FL 34237 within 30 days of the first date of publication of this Notice.
 If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.
 Dated this 27th day of October, 2016.
 The date of first publication of this notice is October 28, 2016.
 Robert P. Watrous, Esquire, TRUSTEE FOR SAND CASTLE BEACH CLUB ASSOCIATION, INC.
 Oct. 28; Nov. 4, 2016 16-02702L

FIRST INSERTION

NOTICE OF SALE BY CLERK IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 16-CA-1256
FLORENCE CANALE as guardian of BRENT PLATZ, Plaintiff, vs- PETER CANALE, and CATHERINE HORACOPUS, Defendants.
 NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure dated the 24th day of October, 2016, in the above-styled cause, I will sell to the highest and best bidder for cash online at www.lee.realforeclose.com at 9:00a.m. on the 28 day of November, 2016, the following described property:
 (LEGAL DESCRIPTION)

CONDOMINIUM UNIT NO. 1A, LYNN CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 747, PAGE 721, AS AMENDED, 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 within sixty (60) days after the sale.
 Dated this 26 day of October, 2016.
 LINDA DOGGETT
 CLERK OF THE CIRCUIT COURT (SEAL) By: M. Parker
 Deputy Clerk
 Burandt Adamski & Feichtthaler PA
 1714 Cape Coral Pkwy E
 Cape Coral, FL 33904
 Oct. 28; Nov. 4, 2016 16-02726L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 16-CA-002382
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILLIAM T. LOMBARDI A/K/A WILLIAM THOMAS LOMBARDI, DECEASED, et al, Defendant(s).
 To:
 UNKNOWN PARTY #1
 UNKNOWN PARTY #2
 Last Known Address:
 4420 Santa Barbara Boulevard - 106
 Cape Coral, FL 33914
 Current Address: Unknown
 ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
 Last Known Address: Unknown
 Current Address: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:
 THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF CONDOMINIUM APARTMENT UNIT 106, BUILDING TWO, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF

CONDOMINIUM OF SUNWARD CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1529, PAGES 980 THROUGH 1035, INCLUSIVE AND ALL AMENDMENTS THERETO, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 A/K/A 4420 SANTA BARBARA BLVD #106, CAPE CORAL, FL 33914
 has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before within 30 days from the first date of publication 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.
 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 James Sullivan, 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) 533-1700, 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 25th day of October, 2016.
 Linda Doggett
 Clerk of the Circuit Court (SEAL) By: C. Richardson
 Deputy Clerk
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 EF - 16-013031
 Oct. 28; Nov. 4, 2016 16-02709L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 16-CA-3076
VIZCAYA VILLAS HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. JOSEPH W. LEPEZ, UNKNOWN SPOUSE OF JOSEPH W. LEPEZ, and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Default in Rem Final Judgment of Foreclosure, entered in Civil Case No. 16-CA-3076 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein VIZCAYA VILLAS HOMEOWNERS' ASSOCIATION, INC. Plaintiff, and JOSEPH W. LEPEZ, et al. are defendants, I, Clerk of Court, Linda Doggett, 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 November 9, 2016, the following described property as set forth in said Final Judgment, to-wit:
 Unit 7, Tract 104, Vizcaya Villas:
 A portion of Tract 104, Vizcaya Villas, being a portion of Lot 5, COLONIAL PROPERTIES, PHASE I, as recorded in Plat Book 51, Pages 68 - 70, lying in Section 31, Township 44 South, Range 25 East, City of Fort Myers, Lee County, Florida, which Tract or Parcel is more particularly described as follows:
 Commencing at the Southeast corner of the NE 1/4 of said Section 31. Thence run North 1°03'59" West along the East line of said fraction of a Section for 54.00 feet to the North

right-of-way line of Winkler Avenue, Extension (140 feet wide); thence run South 88°36'22" West along said North right-of-way Line for 322.99 feet; thence run North 1°34'4" West for 168.62 feet to the Southeast corner of said Tract 104 and the Point of Beginning of the herein described Lands: from said Point of Beginning run South 88°56'16" West for 58.49 feet along the South Line of said Tract 104 to Southerly prolongation (Center Line) of a 8+ party wall, thence run North 1°34'4" West along said Southerly prolongation for 127.50 feet to the North Line of said Tract 104, thence run North 88°56'16" East, along said North Line for 58.49 feet to the Northeast corner of said Tract; thence run South 1°34'4" East along the East line of said Tract 104 for 127.50 feet to the Point of Beginning.
 a/k/a 3833 Schoolhouse Road East, Unit 7, Fort Myers, FL 33916
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
 Dated at Fort Myers, Florida, this 18 day of October, 2016.
 LINDA DOGGETT
 CLERK OF THE COUNTY COURT (SEAL) By: M. Parker
 Deputy Clerk
 HAHN LOESER & PARKS LLP
 2532 East First Street
 Fort Myers, FL 33901
 Phone: (239) 337-6700
 8859438.1
 Oct. 28; Nov. 4, 2016 16-02668L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



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. 36-2016-CA-002715
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST IN JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR7, Plaintiff, vs. JAMES DUPRE, et al. Defendant(s).
 TO: DENISE M. BARONE whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 THE EAST 70 FEET OF THE WEST 446 FEET OF BLOCK 3, PIEDMONT GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /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.
 WITNESS my hand and the seal of this Court at Lee County, Florida, this 25th day of October, 2016.
 Linda Doggett
 CLERK OF THE CIRCUIT COURT (SEAL) By: C. Richardson
 DEPUTY CLERK
 ROBERTSON, ANSCHUTZ, & SCHNEID, PL
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: mail@rasflaw.com
 16-105020 - MIE
 Oct. 28; Nov. 4, 2016 16-02711L

FIRST INSERTION
 NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 16-CA-3078
HABITAT FOR HUMANITY OF LEE AND HENDRY COUNTIES, INC., a Florida non-profit corporation f/k/a HABITAT FOR HUMANITY OF LEE COUNTY, INC., Plaintiff, v. THE ESTATE OF CHARLENE MCALEER, KEVIN PAUL MCALEER, UNKNOWN SPOUSE OF KEVIN PAUL MCALEER, JENNIFER KAY DEE MCALEER, UNKNOWN SPOUSE OF JENNIFER KAY DEE MCALEER, JEFF WAYNE CAMPBELL, CLAUDIA HART AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLENE MCALEER, UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF CHARLENE MCALEER, LEE COUNTY, a political subdivision of the State of Florida and UNKNOWN PARTIES IN POSSESSION, Defendants.
 TO: THE ESTATE OF CHARLENE MCALEER and UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF CHARLENE MCALEER.
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:
 Lot 22, Block D, RIDGEWAY SUBDIVISION, according to the plat thereof as recorded in Plat Book 25, Pages 152 through 154, 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 Scott A. Beatty, Esq., Plaintiff's attorney, whose address is 3451 Bonita Bay Blvd., Suite 206, Bonita Springs, FL 34134, on or before within 30 days from the 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.
 WITNESS my hand and the seal of this Court on the 24th day of October, 2016.
 Linda Doggett,
 Clerk of Court
 (SEAL) By: C. Richardson
 As Deputy Clerk
 Scott A. Beatty, Esq.
 Plaintiff's attorney
 3451 Bonita Bay Blvd., Suite 206
 Bonita Springs, FL 34134
 Oct. 28; Nov. 4, 2016 16-02686L

FIRST INSERTION
 NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2016-CA-000210
DIVISION: G
U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Merrill Lynch Mortgage Investors Inc. Mortgage Pass-Through Certificates, MLMI Series 2004-A4 Plaintiff, -vs.- Phillip Robert Gieseke a/k/a Phillip Gieseke a/k/a Philip Gieseke; Arlene Remolacio Torio a/k/a Arlene Torio; Unknown Spouse of Phillip Robert Gieseke a/k/a Phillip Gieseke a/k/a Philip Gieseke; Unknown Spouse of Arlene Remolacio Torio a/k/a Arlene Torio; SunTrust Bank; Grande Isle Towers I & II Condominium Association, Inc.; Prosperity Point Master Association, Inc.; Punta Gorda Isles, Section 22 Homeowners Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants Defendant(s).
 TO: Unknown Spouse of Phillip Robert Gieseke a/k/a Phillip Gieseke a/k/a Philip Gieseke; LAST KNOWN ADDRESS, 3313 Sunset Key Drive Unit #301, Punta Gorda, FL 33955 and Unknown Spouse of Arlene Remolacio Torio a/k/a Arlene Torio: LAST KNOWN ADDRESS, 3313 Sunset Key Drive Unit #301, Punta Gorda, FL 33955
 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned un-

known Defendants as may be infants, incompetents or otherwise not sui juris.
 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Lee County, Florida, more particularly described as follows:
 UNIT 301, PHASE I, GRANDE ISLE TOWERS I & II, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 04304, PAGE 4037, AND ALL SUBSEQUENT AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 more commonly known as 3313 Sunset Key Drive, Unit #301, Punta Gorda, FL 33955.
 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon SHAPIRO, FISHMAN & GACHÉ, LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, 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 Dolly Ballard, Operations Division Director, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 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 19th day of October, 2016.
 Linda Doggett
 Circuit and County Courts (SEAL) By: C. Richardson
 Deputy Clerk
 SHAPIRO, FISHMAN & GACHÉ, LLP
 Attorneys for Plaintiff
 2424 North Federal Highway,
 Suite 360,
 Boca Raton, FL 33431
 15-292910 FC01 W50
 Oct. 28; Nov. 4, 2016 16-02674L

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. 14-CA-051214
CitiFinancial Servicing LLC, Plaintiff, vs. Susan L. Hollingsworth; Unknown Spouse of Susan L. Hollingsworth Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 21, 2016, entered in Case No. 14-CA-051214 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein CitiFinancial Servicing LLC is the Plaintiff and Susan L. Hollingsworth; Unknown Spouse of Susan L. Hollingsworth; Unknown Tenant #1; Unknown Tenant #2 are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at www.lee.realforeclose.com, beginning at 9:00 AM on the February 22, 2017, the following described property as set forth in said Final Judgment, to wit:
 LOT 16, BLOCK 27, UNIT 6, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 26, PAGE 8, 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 within sixty (60) days after the sale.
 Dated this 24 day of October, 2016.
 Linda Doggett
 As Clerk of the Court (SEAL) By: M. Parker
 As Deputy Clerk
 Brock & Scott, PLLC
 1501 NW 49th St, Ste 200
 Fort Lauderdale, FL 33309
 Attorney for Plaintiff
 14-CA-051214
 File # 13-F07049
 Oct. 28; Nov. 4, 2016 16-02718L

FIRST INSERTION
 NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 15-CA-050335
DIVISION: L
Note Country, LLC a Washington Limited Liability Company, Plaintiff, vs. OLAF SROKA, ET AL., Defendant(s).
 NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on the 19 day of January, 2017, at 9:00 a.m. EST at www.lee.realforeclose.com, offer for sale and sell to the highest and best bidder for cash, the following described property situate in Lee County, Florida:
 LOT 32, 33 AND 34, BLOCK 4506, UNIT 64 OF CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 82 THROUGH 95, OF PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 Property address: 1418 SW 52nd Lane, Cape Coral, FL 33914
 pursuant to a Final Judgment of Foreclosure entered in Case No. 15-CA-050335 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated 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 within sixty (60) days after the sale.
 WITNESS MY HAND and seal of this Court on October 24, 2016.
 Linda Doggett
 Clerk of the Circuit Court (SEAL) By: M. Parker
 Deputy Clerk
 Law Offices of
 Damian G. Waldman, Esq.
 P.O. Box 5162
 Largo, FL 33779
 Oct. 28; Nov. 4, 2016 16-02723L

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. 14-CA-051476
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. KATHY KELLUM, AS TRUSTEE FOR ASSET ACQUISITIONS & HOLDINGS TRUST DATED MAY 27, 2011, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated OCTOBER 21, 2016 and entered in 14-CA-051476 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and KATHY KELLUM, AS TRUSTEE FOR ASSET ACQUISITIONS & HOLDINGS TRUST DATED MAY 27, 2011; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GMAC MORTGAGE, LLC DBA DITECH, COM are the Defendant(s). Linda Doggett as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00AM, on December 21, 2016, the following described property as set forth in said Final Judgment, to wit:
 LOTS 31 AND 32, BLOCK 1824, UNIT 45, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 134, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 Property Address: 3219 SW 1ST AVE 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 within 60 days after the sale.
 Dated this 24 day of October, 2016.
 Linda Doggett
 As Clerk of the Court (SEAL) By: M. Parker
 As Deputy Clerk
 Submitted by:
 Robertson, Anschutz & Schneid, P.L.
 Attorneys for Plaintiff
 6409 Congress Avenue, Suite 100,
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Fax: 561-997-6909
 14-61401 - SoH
 Oct. 28; Nov. 4, 2016 16-02722L

FIRST INSERTION
 NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 15-CA-050898
MSMC VENTURE, LLC, a Delaware Limited Liability Company, Plaintiff, vs. MICHAEL GONZALEZ, CITY ELECTRIC SUPPLY COMPANY, a Florida corporation; DAVID W. SOUTHWICK (a/k/a David Southwick), STATE OF FLORIDA and CLERK OF THE COURT, LEE COUNTY, FLORIDA, and any unknown successors, assigns, heirs, devisees, beneficiaries, grantees, creditors, and any other unknown persons or unknown spouses claiming by, through and under any of the above named defendants, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 21, 2016, entered in Civil Case No. 15-CA-050898 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com the Clerk's Website for online auctions at 9:00a.m. on the 21 day of November, 2016, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:
 See Exhibit "A" attached
EXHIBIT "A"
 Lot(s) 33 and 34, Block 3305, Cape Coral Unit 66, according to the plat recorded in Plat Book 22, Page(s) 3-26, inclusive, in the Public Records of Lee County, Florida,
 Street address: 3723 SW 11th Place, Cape Coral, FL 33914
 Dated this 24 day of October, 2016.
 LINDA DOGGETT
 Clerk of Court
 (SEAL) By: M. Parker
 As Deputy Clerk
 RICHARD B. STORFER
 Rice Pugatch Robinson
 Storfer & Cohen, PLLC
 101 NE Third Avenue, Suite 1800
 Ft. Lauderdale, Florida 33301
 Tel: (954) 462-8000
 Fax: (954) 462-4300
 Oct. 28; Nov. 4, 2016 16-02721L

FIRST INSERTION
 NOTICE OF ACTION OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 36-2016-CA-002533
U.S BANK NATIONAL ASSOCIATION; Plaintiff, vs. REBECCA MYERS A/K/A REBECCA A. RINGLAND; UNKNOWN SPOUSE OF REBECCA MYERS A/K/A REBECCA A. RINGLAND; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; FLORIDA HOUSING FINANCE CORPORATION; CAPE CORAL HOUSING DEVELOPMENT CORPORATION; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendants
 To the following Defendant(s):
 REBECCA MYERS A/K/A REBECCA A. RINGLAND
 Last Known Address
 226 SW 24TH PLACE
 CAPE CORAL, FL 33991
 UNKNOWN SPOUSE OF REBECCA MYERS A/K/A REBECCA A. RINGLAND
 Last Known Address
 226 SW 24TH PLACE
 CAPE CORAL, FL 33991
 UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY
 Last Known Address
 226 SW 24TH PLACE
 CAPE CORAL, FL 33991
 UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY
 Last Known Address
 226 SW 24TH PLACE
 CAPE CORAL, FL 33991
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property:
 LOT(S) 34 & 35, BLOCK 3921, UNIT 54, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 79 TO 91, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 a/k/a 226 SW 24TH PLACE CAPE CORAL, FL 33991
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309 on or before, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER 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 demand 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 Dolly Ballard, Operations Division Director, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 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 19th day of October, 2016.
 LINDA DOGGETT
 As Clerk of the Court (SEAL) By: C. Richardson
 As Deputy Clerk
 Marinosci Law Group, P.C.
 Attorney for Plaintiff
 100 W. Cypress Creek Road, Suite 1045
 Fort Lauderdale, Florida 33309
 CASE NO.: 36-2016-CA-002533
 Our File Number: 16-07556
 Oct. 28; Nov. 4, 2016 16-02670L

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. 14-CA-050092
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 Plaintiff, vs. Norma Gallegos A/K/A Norma M. Gallegos; et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated April 7, 2016, entered in Case No. 14-CA-050092 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 is the Plaintiff and Norma Gallegos A/K/A Norma M. Gallegos; Juan Nieto Jr.; Any and All Unknown Parties Claiming by, Through, Under and Against the Herein Named Individual Defendant(s) who are not known to be Dead or Alive, Whether said Un-

known Parties may Claim an Interest as Spouses, Heirs, Devises, Grantees, or other Claimants ; Northcoast Financial Services; Lee County, Florida; United State Of America, Secretary Of Housing And Urban Development; Unknown Tenant #1 In Possession Of The Property; Unknown Tenant #2 In Possession Of The Property are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at www.lee.realforeclose.com, beginning at 9:00 AM, on the 6 day of February, 2017 the following described property as set forth in said Final Judgment, to wit:
 LOT 7, BLOCK 49, UNIT 8, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE AMP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 18, PAGE 146, 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 within 60 days after the sale.
 Dated this 26 day of October, 2016.
 Linda Doggett
 As Clerk of the Court (SEAL) By: M. Parker
 As Deputy Clerk
 Brock & Scott, PLLC
 1501 NW 49th St,
 Suite 200
 Ft. Lauderdale, FL 33309
 Attorney for Plaintiff
 Case No. 14-CA-050092
 File # 15-F10904
 Oct. 28; Nov. 4, 2016 16-02725L

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

LV10183

FIRST INSERTION

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

CIVIL ACTION CASE NO. 16-CA-001227 BILLY CREEK LOT OWNERS' ASSOCIATION, INC., A Florida not-for-profit Corporation, Plaintiff, v. THE MAZZOLIN/LEMAR LIMITED PARTNERSHIP, A Florida Limited Liability Company, et al., Defendants.

TO THE DEFENDANT(S), THE MAZZOLIN/LEMAR LIMITED PARTNERSHIP, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED that an action to foreclose a Homeowners Association assessment Claim of Lien on the following property owned by you and located in Lee County, Florida:

Tract "G", Billy Creek Commerce Center, Unit Five, according to the map or plat thereof as recorded in Plat Book 64, Page(s) 23 & 24, Public Records of Lee County, Florida, TOGETHER WITH those certain lands described in County Deed recorded in O.R. Book 4263, Page 1539; and LESS and EXCEPT those certain lands de-

scribed in Warranty Deed recorded in O.R. Book 4263, Page 1543, Public Records of Lee County, Florida Parcel ID # 10-44-25-10-0000G.0000

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Christopher B. O'Connell, Esquire, Plaintiff's Attorney, whose address is 2030 McGregor Boulevard, Fort Myers, FL 33901 on or before thirty (30) days from the date of 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.

This notice shall be published one time per week for two consecutive weeks in the Business Observer.

DATED this 21st day of September, 2016.

LINDA DOGGETT, CLERK OF THE COURT (SEAL) By: C. Richardson Deputy Clerk

Christopher B. O'Connell, Esquire Plaintiff's Attorney 2030 McGregor Boulevard Fort Myers, FL 33901 (Box #24) Oct. 28; Nov. 4, 2016 16-02715L

FIRST INSERTION

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

CASE NO. 16-CA-003048 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs.

UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MEL GIBSON A/K/A MEL D. GIBSON A/K/A MEL DAVID GIBSON, DECEASED; SCOTT PAUL GIBSON; ANGELA MARIE BERMUDEZ; MICHAEL BERMUDEZ; UNKNOWN SPOUSE OF MICHAEL BERMUDEZ; MICHAEL BERMUDEZ AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MEL GIBSON A/K/A MEL D. GIBSON A/K/A MEL DAVID GIBSON; VIZCAYA VILLAS HOMEOWNERS' ASSOCIATION, INC.; COLONIAL PROPERTIES PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s)

To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MEL GIBSON A/K/A MEL D. GIBSON A/K/A MEL DAVID GIBSON, DECEASED (RESIDENCE UNKNOWN)

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

UNIT 5, TRACT 103 VIZCAYA VILLAS A PORTION OF TRACT 104, VIZCAYA VILLAS, BEING A PORTION OF LOT 5, COLONIAL PROPERTIES, PHASE I, AS RECORDED IN PLAT BOOK 51, PAGES 68 THROUGH 70, INCLUSIVE, LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE RUN NORTH 01°03'59" WEST ALONG THE EAST LINE OF SAID FRACTION OF A SECTION FOR 54.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WINKLER AVENUE EXTENSION (140 FEET WIDE); THENCE RUN SOUTH 88°36'22" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 322.99 FEET; THENCE RUN NORTH 01°03'44" WEST FOR 168.62 FEET TO THE SOUTHWEST

CORNER OF SAID TRACT 103; THENCE CONTINUE NORTH 01°03'44" WEST ALONG THE WEST LINE OF SAID TRACT 103 FOR 127.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE RUN NORTH 88°56'16" EAST ALONG THE NORTH LINE OF SAID TRACT 103 FOR 118.55 FEET TO NORTHERLY PROLONGATION (CENTER LINE) OF A 8'+ PARTY WALL AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE NORTH 88°56'16" EAST ALONG SAID NORTH LINE FOR 20.03 FEET TO THE NORTHERLY PROLONGATION (CENTER LINE) OF A 8'+ PARTY WALL; RUN SOUTH 01°03'44" EAST ALONG SAID NORTHERLY PROLONGATION FOR 127.50 FEET TO THE SOUTH LINE OF SAID TRACT 103; THENCE RUN SOUTH 88°56'16" WEST ALONG SAID SOUTH LINE FOR 20.03 FEET TO THE SOUTHERLY PROLONGATION (CENTER LINE) OF A 8'+ PARTY WALL; THENCE RUN NORTH 01°03'44" WEST ALONG SAID PROLONGATION FOR 127.50 FEET TO THE POINT OF BEGINNING. A/K/A 3825 SCHOOLHOUSE RD E UNIT 5 FORT MYERS, FLORIDA 33916

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 8201 Peters Road, Suite 3000, Plantation, FLORIDA 33324 on or before a date which is 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 Dolly Ballard, Operations Division Director, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 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 25th day of October, 2016.

LINDA DOGGETT As Clerk of the Court (SEAL) By C. Richardson As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 8201 Peters Road, Ste.3000 Plantation, FL 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 16-02617 SET Oct. 28; Nov. 4, 2016 16-02714L

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 16-CA-003434 WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF IDA MAE WOODARD A/K/A IDA WOODARD A/K/A IDA MAE TILLIS, DECEASED, et al Defendant(s)

TO: THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF IDA MAE WOODARD A/K/A IDA WOODARD A/K/A IDA MAE TILLIS, DECEASED

RESIDENT: Unknown LAST KNOWN ADDRESS: 3319 C STREET, FORT MYERS, FL 33916-4401

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

The Easterly 40 feet of Lot 1, Block 2, STARECO SUBDIVISION, according to the map or plat thereof on file and recorded in the public records of Lee County, Florida, in Plat Book 8, Page 29.

has been filed against you, and you are required to serve a copy to your written defenses, if any, to this action on Phelan Hallinan Diamond & Jones, PLLC, attorneys for plaintiff, whose address is 2727 West Cypress Creek Road, Ft. Lauderdale, FL 33309, and file the original with the Clerk of the

Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

Movant counsel certifies that a bona fide effort to resolve this matter on the motion noticed has been made or that, because of time consideration, such effort has not yet been made but will be made prior to the scheduled hearing.

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 Dolly Ballard, Operations Division Director, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 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: 10/25/2016

Linda Doggett Clerk of the Circuit Court (SEAL) By: C. Richardson Deputy Clerk of the Court

Phelan Hallinan Diamond & Jones, PLLC Attorneys for Plaintiff 2727 West Cypress Creek Road Ft. Lauderdale, FL 33309 PH# 77267 Oct. 28; Nov. 4, 2016 16-02710L

FIRST INSERTION

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

CASE NO: 362016CA003520 GENERAL LITIGATION DIVISION RBC BANK (GEORGIA), NATIONAL ASSOCIATION, Plaintiff, vs.

ROSARIO CHIARAMONTE; ANNA HIARAMONTE; TRIDENT INVESTMENTS, LLC, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED JULY 17, 2009, AND NUMBERED 4062-CHERRYBROOK; UNKNOWN SETTLERS/ BENEFICIARIES UNDER THAT CERTAIN LAND TRUST DATED JULY 17, 2009, AND NUMBERED 4062-CHERRYBROOK; SAN SIMEON PHASE 1 RESIDENTS' ASSOCIATION, INC.; UNKNOWN OCCUPANT 1 IN POSSESSION; AND UNKNOWN OCCUPANT 2 IN POSSESSION; Defendants.

TO: UNKNOWN SETTLERS/ BENEFICIARIES UNDER THAT CERTAIN LAND TRUST DATED JULY 17, 2009, AND NUMBERED 4062-CHERRYBROOK LAST KNOWN ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action to foreclose that mortgage, in favor of RBC BANK (GEORGIA), NATIONAL ASSOCIATION, recorded September 10, 2008 in Official Records Instrument Number 2008000240256, of the Public Re-

ords of Lee County; encumbering the following real property located in Lee County, Florida, to-wit:

Lot 104, of SAN SIMEON PHASE 1, according to the Plat thereof recorded under Instrument #2005000084958 of the Public Records of Lee County, Florida.

Street address: 4062 Cherrybrook Loop, Ft. Myers, FL 33966.

has been filed against you and you are required to serve a copy of your written defenses, if any, to GARY I. MASEL, ESQ., Plaintiff's attorney, whose address is Quintairos, Prieto, Wood & Boyer, P.A., One East Broward Blvd., Suite #1200, Ft. Lauderdale, Florida 33301, within thirty (30) days after the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on 26th day of October, 2016.

Linda Doggett LEE COUNTY CIRCUIT COURT (SEAL) By: C. Richardson Deputy Clerk

Gary I. Masel, Esq. Quintairos, Prieto, Wood & Boyer, P.A. One East Broward Boulevard, Suite 1200 Fort Lauderdale, FL 33301 Email: gmasel@qpwbllaw.com Phone: (954) 523-7008, Ext. 6058 Fax: (954) 523-7009 Oct. 28; Nov. 4, 2016 16-02727L

FIRST INSERTION

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

CASE NO.: 16-CA-001838 WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14ATT, Plaintiff, vs.

GILBERT GUTIERREZ A/K/A GILBERT PENA GUTIERREZ A/K/A GILBERTO GUTIERREZ; EL ANGEL GONZALEZ A/K/A MICHEL GONZALEZ et al., Defendants.

To: CAPE CORAL AUTOMOTIVE 1929 DEL PRADO BLVD. CAPE CORAL, FL. 33990 LISA JUAN 809 NW 37TH PL. CAPE CORAL, FL. 33993 MARY VELEZ 809 NW 37TH PL. CAPE CORAL, FL. 33993 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOTS 5 AND 6, BLOCK 4205, CAPE CORAL, UNIT 60, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 154, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address 809 NW 37TH PL., CAPE CORAL, FL 33993

has been filed against you and you are required to file a copy of your written defenses, if any, to Christian J. Gendreau, Esq., Storey Law Group, 3670 Maguire Blvd., Ste. 200, Orlando, FL 32803 and file the original with the Clerk of the above- styled Court on or before 30 days from the first publication, otherwise a Judgment may 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 Dolly Ballard, Operations Division Director, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 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 25th day of October, 2016

Linda Doggett CLERK OF THE CIRCUIT COURT As Clerk of the Court (COURT SEAL) BY: C. Richardson Deputy Clerk

Christian J. Gendreau, Esq. Storey Law Group 3670 Maguire Blvd., Ste. 200 Orlando, FL 32803 Oct. 28; Nov. 4, 2016 16-02716L

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

THIRD INSERTION

NOTICE OF ACTION: CONSTRUCTIVE SERVICE -- PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION CASE NO. 16-CA-002790

VERO ATLANTIC 1, LLC Plaintiff, vs. LEON H. PRYOR AND WANDA PRYOR Defendant(s). TO: WANDA PRYOR YOU ARE NOTIFIED that an action to Quiet Title to the following property in Lee County:

Lots 14 & 15, Block 4798, Unit 71, CAPE CORAL, according to the Plat thereof as recorded in Plat Book 22, Page 91 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

Owen Sokolof, Esq., Florida Litigation Law Firm, LLC, Plaintiff's Attorney, whose address is 745 U.S. Hwy 1, Suite 207, North Palm Beach, FL 33408, on or before Thirty (30) days from Date of First Publication of this Notice and file the original with the clerk of this court by November 21, 2016 either before service

upon plaintiff's attorney or immediately thereafter; otherwise a default relief demanded in the complaint or petition. DATED on 10/10/2016 Linda Doggett CLERK OF THE CIRCUIT COURT (SEAL) By: C. Richardson

DEPUTY CLERK Owen Sokolof, Esq. Florida Litigation Law Firm, LLC Plaintiff's Attorney 745 U.S. Hwy 1, Suite 207 North Palm Beach, FL 33408 Oct. 14, 21, 28; Nov. 4, 2016 16-02493L

THIRD INSERTION

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 16-CA-001216 MJK68 ENTERPRISES, LLC, Plaintiffs, vs. EDUARDO ALFONSO FERNANDEZ, UNKNOWN SPOUSE OF EDUARDO ALFONSO FERNANDEZ, ANY UNKNOWN HEIRS OF EDUARDO ALFONSO

FERNANDEZ, GREGORY BARTELL, UNKNOWN SPOUSE OF GREGORY BARTELL, ANY UNKNOWN HEIRS OF GREGORY BARTELL, HOWARD L. ROPER, JR., UNKNOWN SPOUSE OF HOWARD L. ROPER, JR., ANY UNKNOWN HEIRS OF HOWARD L. ROPER, JR., JULIE ROPER, ANY UNKNOWN HEIRS OF JULIE ROPER, UNKNOWN SPOUSE OF JULIE ROPER, RHONDA J. O'NEAL, SPOUSE OF RHONDA J. O'NEAL, ANY UNKNOWN HEIRS

OF RHONDA J. O'NEAL, HOMER J. O'NEAL, SPOUSE OF HOMER J. O'NEAL, ANY UNKNOWN HEIRS OF HOMER J. O'NEAL, UNKNOWN BENEFICIARIES OF THE ESTATE OF SYLMA JEANNE CLINTON, FLORIDA DEPARTMENT OF REVENUE, DEUTSCHE BANK NATIONAL TRUST COMPANY TTEE, WACHOVIA BANK NATIONAL n/k/a WELLS FARGO and LEE COUNTY TAX COLLECTOR, Defendants.

COMES NOW, the Plaintiff, MJK68 ENTERPRISES, LLC, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Lee, on April 8, 2016. Case No: 16-CA-1216. You are required to serve an Answer to this action upon: ADAM J. STEVENS, ESQUIRE, of POWELL, JACKMAN, STEVENS & RICCIARDI, P.A., Plaintiff's attorney, whose address is 4575 Via Royale,

Suite 200, Fort Myers, FL 33901, on or before November 21, 2016, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiff's attorney or immediately thereafter. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. DATED THIS 10th DAY OF October,

2016. Linda Doggett Clerk of the Circuit Court (SEAL) By: C. Richardson Deputy Clerk ADAM J. STEVENS, ESQUIRE POWELL, JACKMAN, STEVENS & RICCIARDI, P.A., Plaintiff's attorney 4575 Via Royale, Suite 200 Fort Myers, FL 33901, Oct. 14, 21, 28; Nov. 4, 2016 16-02497L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001970 NOTICE IS HEREBY GIVEN that Coath, 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: 13-013421 Year of Issuance 2013 Description of Property LEHIGH ACRES UNIT 1 BLK 3 DB 254 PG 55 LOT 20 Strap Number 23-44-27-01-00003.0200 Names in which assessed: DR HENNING OSTERMANN, HENNING OSTERMANN, MARION OSTERMANN 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 12/13/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 21, 28; Nov. 4, 11, 2016 16-02545L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001962 NOTICE IS HEREBY GIVEN that Equity Trust Company Custodian FBO John M Lovejoy Roth IRA 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: 13-022371 Year of Issuance 2013 Description of Property MIRROR LAKES UNIT 18 BLK 65 PB 27 PG 105 LOT 4 Strap Number 18-45-27-18-00065.0040 Names in which assessed: SUNSATIONAL CONSTRUCTION GROUP 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 12/13/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 21, 28; Nov. 4, 11, 2016 16-02549L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001963 NOTICE IS HEREBY GIVEN that Equity Trust Company Custodian 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: 13-022372 Year of Issuance 2013 Description of Property MIRROR LAKES UNIT 18 BLK 65 PB 27 PG 105 LOT 7 Strap Number 18-45-27-18-00065.0070 Names in which assessed: SUNSATIONAL CONSTRUCTION GROUP 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 12/13/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 21, 28; Nov. 4, 11, 2016 16-02550L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001964 NOTICE IS HEREBY GIVEN that Equity Trust Company Custodian FBO John M Lovejoy Roth IRA 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: 13-022373 Year of Issuance 2013 Description of Property MIRROR LAKES UNIT 18 BLK 65 PB 27 PG 105 LOT 8 Strap Number 18-45-27-18-00065.0080 Names in which assessed: SUNSATIONAL CONSTRUCTION GROUP 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 12/13/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 21, 28; Nov. 4, 11, 2016 16-02551L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001965 NOTICE IS HEREBY GIVEN that Equity Trust Company Custodian 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: 13-022374 Year of Issuance 2013 Description of Property MIRROR LAKES UNIT 18 BLK 65 PB 27 PG 105 LOT 9 Strap Number 18-45-27-18-00065.0090 Names in which assessed: SUNSATIONAL CONSTRUCTION GROUP 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 12/13/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 21, 28; Nov. 4, 11, 2016 16-02552L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001949 NOTICE IS HEREBY GIVEN that JOSEPH G AND LINDA J HOWARD the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 10-013604 Year of Issuance 2010 Description of Property LEHIGH ACRES UNIT 12 REPLT BLK.40 PB 15 PG 27 LOT 15 Strap Number 19-44-27-12-00040.0150 Names in which assessed: NICOLAS SAINT JOUR 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 12/13/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 21, 28; Nov. 4, 11, 2016 16-02528L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001947 NOTICE IS HEREBY GIVEN that Evening Star 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: 12-013303 Year of Issuance 2012 Description of Property LEHIGH ACRES UNIT 10 BLK.46 DB 252 PG 234 LOT 6 Strap Number 19-44-27-10-00046.0060 Names in which assessed: Robert J Vignapiano 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02440L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001946 NOTICE IS HEREBY GIVEN that Evening Star 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: 12-013295 Year of Issuance 2012 Description of Property LEHIGH ACRES UNIT 9 BLK.34 DB 252 PG 234 LOT 16 Strap Number 19-44-27-09-00034.0160 Names in which assessed: Argelia Aparicio, Jose F Aparicio 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02439L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001945 NOTICE IS HEREBY GIVEN that Evening Star 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: 12-013288 Year of Issuance 2012 Description of Property LEHIGH ACRES UNIT 9 BLK 33 DB 252 PG 234 LOT 6 Strap Number 19-44-27-09-00033.0060 Names in which assessed: Pedro Gonzalez 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02438L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001828 NOTICE IS HEREBY GIVEN that Evening Star 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: 12-012853 Year of Issuance 2012 Description of Property LEHIGH ACRES UNIT 3 BLK 10 DB 252 PG 451 LOT 11 Strap Number 17-44-27-03-00010.0110 Names in which assessed: ANGELA LEISURE 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02437L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001722 NOTICE IS HEREBY GIVEN that Suncoast Investments Solo 401k Trust 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: 14-007882 Year of Issuance 2014 Description of Property LEHIGH ACRES UNIT 2 BLK.13 PB 15 PG 91 LOT 2 Strap Number 35-44-26-02-00013.0020 Names in which assessed: Christina L Rodriguez, Raymond E Rodriguez 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02442L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001886 NOTICE IS HEREBY GIVEN that Investment 2468 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: 14-009557 Year of Issuance 2014 Description of Property LEHIGH ACRES UNIT 2 BLK 8 DB 259 PG 121 LOT 24 E 1/2 Strap Number 11-44-27-02-00008.024B Names in which assessed: JASON RIZER, Jodie Rizer, Justin Rizer, Tina Renae Rizer Procell 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02443L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001913 NOTICE IS HEREBY GIVEN that Investment 2468 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: 14-020929 Year of Issuance 2014 Description of Property LEHIGH ACRES UNIT 12 BLK 69 PB 18 PG 118 LOT 7 Strap Number 25-45-27-12-00069.0070 Names in which assessed: HELEN M SHRUM, J J SHRUM, JOHN J SHRUM 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02448L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2012002339 NOTICE IS HEREBY GIVEN that ERDL Tax Lien Investments LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 10-033998 Year of Issuance 2010 Description of Property CAPE CORAL UNIT 40 BLK 2824 PB 17 PG 89 LOTS 5 + 6 Strap Number 26-43-23-C1-02824.0050 Names in which assessed: HUGO JARAMILLO 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02435L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2012001527 NOTICE IS HEREBY GIVEN that ERDL Tax Lien Investments LP 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: 09-038224 Year of Issuance 2009 Description of Property CAPE CORAL UNIT 36 BLK 2526 PB 16 PG 114 LOTS 11 + 12 Strap Number 36-43-23-C2-02526.0110 Names in which assessed: ROBERTO DIAZ 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02434L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001910 NOTICE IS HEREBY GIVEN that Investment 2468 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: 14-020523 Year of Issuance 2014 Description of Property LEHIGH ACRES UNIT 1 BLK 11 PB 18 PG 88 LOT 13 Strap Number 24-45-27-01-00011.0130 Names in which assessed: CARLA PEREDO, LORGIO ROMAN 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02445L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001918 NOTICE IS HEREBY GIVEN that Investment 2468 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: 14-021241 Year of Issuance 2014 Description of Property LEHIGH ACRES UNIT 1 BLK 4 PB 18 PG 124 LOT 4 Strap Number 27-45-27-01-00004.0040 Names in which assessed: M COUBRONNE, MICHEL COUBRONNE 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02453L

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2016001920 NOTICE IS HEREBY GIVEN that Investment 2468 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: 14-021393 Year of Issuance 2014 Description of Property LEHIGH ACRES UNIT 10 BLK 52 PB 18 PG 133 LOT 16 Strap Number 27-45-27-10-00052.0160 Names in which assessed: JOHN T HAGENBUCH, JOYCE HAGENBUCH 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 12/06/2016 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts. Oct. 14, 21, 28; Nov. 4, 2016 16-02455L

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY:

manateeclerk.com

SARASOTA COUNTY:

sarasotaclerk.com

CHARLOTTE COUNTY:

charlotte.realforeclose.com

LEE COUNTY:

leeclerk.org

COLLIER COUNTY:

collierclerk.com

HILLSBOROUGH COUNTY:

hillsclerk.com

PASCO COUNTY:

pasco.realforeclose.com

PINELLAS COUNTY:

pinellasclerk.org

POLK COUNTY:

polkcountyclerk.net

ORANGE COUNTY:

myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

• **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

• **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.

