















SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION... FIFTH THIRD BANK, AN OHIO BANKING CORPORATION Plaintiff, vs. SHANNON L. ROWE A/K/A SHANNON ROWE, MARIA A. ROWE A/K/A MARIA ROWE A/K/A MARIA ALICIA GONZALEZ AND UNKNOWN TENANTS/ OWNERS, Defendants.

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION... HEATHERSTONE AT ROOKERY POINTE NEIGHBORHOOD ASSOCIATION, INC., Plaintiff, vs. TIMOTHY V. KLEIN, et al., Defendants.

FOURTH INSERTION

NOTICE OF ACTION FOR SUPPLEMENTAL PETITION FOR MODIFICATION OF FINAL JUDGEMENT... CHRISTY LYNN MEJICANOS, Petitioner/Mother, vs. JILBERTO MEJICANOS Respondent/Father.

SECOND INSERTION

NOTICE OF SERVICE OF PROCESS BY PUBLICATION IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION... MARVIN L. CARRIKER, JR. ADMINISTRATOR OF THE ESTATE OF ROBERT LAWRENCE CARRIKER, Petitioner, vs. DON KRIMMINGER, JOHN KRIMMINGER, et al. Respondents.

SECOND INSERTION

NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA... LEISYS GARCIA, Wife, and RODOLFO HINOSTROZA PIMENTEL, Husband.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION... Patricia Anne Rogers, Decedent.

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA... BIRSCEO LLC, Plaintiff(s), vs. V. JEAN WISEL; ROBERT L. HAWKINS; JOHN D. HAWKINS; VERTU RBS REFERENCE; V0071; CARL A. ZWICK; DORIS A. ZWICK; MELSONCORP INC; JOHN D. PENZA; IVYVEST PROPERTIES, LLC; ROYALTY HOLDINGS, LLC; and CARLOS MARROQUIN; and, if living, and if dead, her/his/their unknown estates, spouses, widows, heirs, devisees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property.

spouses, estates, widows, heirs, devisees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property.

recorded in Plat Book 15, Page 60, of the Public Records of Lee County, Florida... Ilian Rashtanov, Plaintiff's attorney, One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com

The administration of the estate of TAMMY D. FORREST, deceased, whose date of death was April 15, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division...

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.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION... PEARL ALYENE WEISBROD, Decedent.

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



SECOND INSERTION

AMENDED - NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20<sup>TH</sup> JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL COURT DIVISION

CASE NO.: 21-CA-000372 **ROBERT M. MASRIEH, as Trustee of the ROBERT M. MASRIEH TRUST DATED OCTOBER 3, 2014, Plaintiff, vs. HAVEN FORT MYERS, LLC; et al. Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Summary Judgment of Foreclosure dated May 4th, 2021, and entered in Case No. 21-CA-000372 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein, Robert M. Masrieh as Trustee of the Robert M. Masrieh Trust Dated October 3, 2014 is the Plaintiff, and Haven Fort Myers LLC, et al., are Defendants. I 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

o'clock A.M. on the 4th day of June, 2021, the following described property as set forth in said Order or Final Judgment, to wit:

That certain State of Florida Series 3PS quota alcoholic beverage license #BEV4607831 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 in Lee County, Florida this day of MAY 18 2021.

LINDA DOGGETT As Clerk of said Circuit Court Lee County, Florida (SEAL) By: T. Cline As Deputy Clerk

Attorney for Plaintiff: SAMUEL A. RUBERT, P.A. 2645 Executive Park Drive, Suite 123-A Weston, FL 33331 Tel: (305) 804-5141 Email: srubert@rubertlaw.com May 21, 28, 2021 21-02150L

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. 19-CA-006196 **DITECH FINANCIAL LLC, Plaintiff, vs. MARILYN SOBRANIE, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 16, 2021, and entered in 19-CA-006196 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and MARILYN SOBRANIE; CYPRESS LANDING ASSOCIATION, INC. A/K/A CYPRESS LANDING HOMEOWNERS ASSOCIATION, INC. 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 09:00 AM, on June 04, 2021, the following described property as set forth

in said Final Judgment, to wit: LOT 149 OF WINKLER 39, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 93, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 8267 PACIFIC BEACH DR, FORT MYERS, FL 33966

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 May 18, 2021.

Linda Doggett As Clerk of the Court (SEAL) By: Theresa Cline As Deputy Clerk

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 19-366747 - MaM May 21, 28, 2021 21-02149L

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. 36-2021-CA-000604 **CITIMORTGAGE, INC., Plaintiff, vs. ROBERT GUY BRACKETT, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed May 7, 2021 entered in Civil Case No. 36-2021-CA-000604 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Ft. Myers, Florida, the Clerk of Court, LINDA DOGGETT, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 a.m. on 10 day of June, 2021 on the following described property as set forth in said Summary Final Judgment:

Lot 21, BELLE AIRE LAGOON, a subdivision according to the map or plat thereof as recorded in Plat Book 9, at Page 72, of the Public Records of Lee County, Florida.

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

Dated this day of MAY 13 2021.

LINDA DOGGETT CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T. Cline Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC, ATTORNEY FOR PLAINTIFF 110 SE 6TH STREET FORT LAUDERDALE, FL 33301 MRSERVICE@MCCALLA.COM 6744237 21-00006-1 May 21, 28, 2021 21-02102L

SECOND INSERTION

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

CASE NO. 19-CA-006464 **MIDFIRST BANK Plaintiff, v. JOHN T. ELSENHEIMER; HALEY M. DOERR; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN TENANT 2; Defendants.**

Notice is hereby given that, pursuant to the Amended Final Judgment of Foreclosure entered on November 16, 2020, in this cause, in the Circuit Court of Lee County, Florida, the clerk shall sell the property situated in Lee County, Florida, described as:

LOT 11, BLOCK C, OF BAYSHORE ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 140 AND 141, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

at public sale, to the highest and best bidder, for cash, online at www.lee.realforeclose.com, on July 01, 2021 beginning at 09:00AM.

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

Dated this day of May 14, 2021.

Linda Doggett Clerk of the Circuit Court (Seal) By: Theresa Cline Deputy Clerk

eXL Legal, PLLC 12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLLEGAL.COM 1000005377 May 21, 28, 2021 21-02124L

SECOND INSERTION

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

Case #: 20-CA-001065 **DIVISION: I Carrington Mortgage Services, LLC Plaintiff, vs.**

Lisa Gould-Smith a/k/a Lisa Gould Smith a/k/a Lisa Ann Gould a/k/a Lisa A. Gould a/k/a Lisa Gould; Lisa Gould-Smith a/k/a Lisa Gould Smith a/k/a Lisa Ann Gould a/k/a Lisa A. Gould a/k/a Lisa Gould, as Personal Representative of the Estate of Charlotte Dewind Gould; Unknown Spouse of Lisa Gould-Smith a/k/a Lisa Gould Smith a/k/a Lisa Ann Gould a/k/a Lisa A. Gould a/k/a Lisa A. Gould a/k/a Lisa Gould; United States of America Acting through Secretary of Housing and Urban Development; 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. 20-CA-001065 of the Circuit

Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Carrington Mortgage Services, LLC, Plaintiff and Lisa Gould-Smith a/k/a Lisa Gould Smith a/k/a Lisa Ann Gould a/k/a Lisa A. Gould a/k/a Lisa Gould 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 June 14, 2021, the following described property as set forth in said Final Judgment, to-wit:

LOT SEVEN (7), BLOCK ONE OF PINE MANOR SUBDIVISION, UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 134, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Dated: May 14, 2021

Linda Doggett CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) Theresa Cline DEPUTY CLERK OF COURT

ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 20-322618 FC01 CGG May 21, 28, 2021 21-02128L

SECOND INSERTION

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

CASE NO.: 19-CA-008640 **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2019-1, MORTGAGE-BACKED CERTIFICATES, SERIES 2019-1, Plaintiff, vs. DARLENE D. DEAN; TERENCE P. DEAN; ACHIEVA CREDIT UNION; SANDOVAL COMMUNITY ASSOCIATION, INC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated January 22, 2021 and an Order Canceling and Rescheduling Foreclosure Sale dated May 5, 2021, entered in Civil Case No.: 19-CA-008640 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2019-1, MORTGAGE-BACKED CERTIFICATES, SERIES 2019-1, Plaintiff, and DARLENE D. DEAN; TERENCE P. DEAN; ACHIEVA CREDIT UNION; SANDOVAL COMMUNITY ASSOCIATION, INC; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A VICTORIA DEAN, are

Defendants.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 9th day of June, 2021, the following described real property as set forth in said Final Summary Judgment, to wit:

LOT 11, BLOCK 7095, SANDOVAL-PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGES 15 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of the court on May 14, 2021.

LINDA DOGGETT CLERK OF THE COURT (SEAL) Theresa Cline By: Deputy Clerk

Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 19-48308 May 21, 28, 2021 21-02125L

SECOND INSERTION

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

CASE NO. 20-CA-005067 **BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ELINA ANGULO; UNKNOWN SPOUSE OF ELINA ANGULO; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 7, 2021, and entered in Case No. 20-CA-005067, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is Plaintiff and ELINA ANGULO; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. LINDA DOGGETT, 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 the 10 day of June, 2021, the following described property as set forth in said Final Judgment, to wit:

LOTS 11, 12 AND 13, BLOCK 955, UNIT 25, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 90 TO 100, 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.

Dated this day of MAY 13, 2021.

LINDA DOGGETT As Clerk of said Court (SEAL) By T. Cline As Deputy Clerk

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.: 20-00571 CLNK May 21, 28, 2021 21-02100L

SECOND INSERTION

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

Case No.: 20-CC-005217 **SUN-N-FUN MOBILE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, vs. LISA M. BURTON, UNKNOWN SPOUSE OF LISA M. BURTON, IF ANY, NICHOLAS C. STREVELER, UNKNOWN SPOUSE OF NICHOLAS C. STREVELER, IF ANY, AND UNKNOWN TENANT(S)/OCCUPANT(S) IN POSSESSION, IF ANY SSION, IF ANY Defendants.**

Notice is hereby given pursuant to a Final Judgment of foreclosure filed the 10 day of May, 2021, and entered in case No. 20-CC-005217 in the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein SUN-N-FUN MOBILE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit Corporation, is the Plaintiff and LISA M. BURTON, UNKNOWN SPOUSE OF LISA M. BURTON AND NICHOLAS C. STREVELER, are the Defendants. That I 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 the 9 day of June, 2021 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:

THAT COOPERATIVE PARCEL WHICH INCLUDES UNIT CERTIFICATE NO. 67 OF SUN-N-FUN HOMEOWNERS ASSOCIATION, INC., A COOPERATIVE AS SET FORTH IN THE COOPERATIVE DOCUMENTS AND THE EXHIBITS ANNEXED THERETO AND FORMING A PART THEREOF, RECORDED IN O.R. BOOK 2376, PAGES 2998, AS AMENDED, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Parcel ID No: 10241665

A/K/A 5558 Palm Beach Blvd., #67, Fort Myers, FL 33905

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

Dated on this day of May 12, 2021.

Linda Doggett, Clerk of the County Court (SEAL) By: Theresa Cline Deputy Clerk

Susan M. McLaughlin, Esq., Pavese Law Firm, Attorneys for Plaintiff, P.O. Drawer 1507, Fort Myers, Florida 33902-1507 May 21, 28, 2021 21-02095L

SECOND INSERTION

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

CASE NO.: 21-CA-001865 **FIFTH THIRD BANK, NATIONAL ASSOCIATION, 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 BARBARA G. LABUDA, DECEASED; et al., Defendant(s).**

TO: 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 Barbara G. Labuda, Deceased Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in LEE County, Florida: BEGINNING AT A POINT ON THE EASTERLY SIDE OF BELLE-AIRE ROAD, WHICH IS COMMON TO LOTS 594 AND 595, IN BLOCK 14 OF THAT CERTAIN SUBDIVISION KNOWN AS RUSSELL PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,

THENCE SOUTHEASTERLY ALONG THE EASTERLY SIDE OF SAID BELLE-AIRE ROAD 25 FEET, THENCE NORTHEASTERLY AND PARALLEL TO THE LINE DIVIDING SAID LOTS 594 AND 595 IN SAID BLOCK 14 OF RUSSELL PARK,

TO THE EASTERLY SIDE OF SAID LOT 594, THENCE NORTHWESTERLY ALONG THE LINE DIVIDING LOTS 594 AND 561 OF SAID BLOCK 14 OF SAID RUSSELL PARK 25 FEET TO THE NORTHEAST CORNER OF SAID LOT 594, THENCE SOUTHWESTERLY ALONG THE LINE DIVIDING SAID LOTS 594 AND 595 IN SAID BLOCK 14 TO THE POINT OF BEGINNING; SAID PARCEL BEING ALSO DESCRIBED AS THE NORTHERLY 25 FEET OF LOT 594 IN SAID BLOCK 14 OF SAID RUSSELL PARK SUBDIVISION. AND

LOT 595, BLOCK 14, RUSSELL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 25 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, Plaintiffs attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before 30 days from 1st publication date, and file the original with the clerk of this court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on 05/12/2021

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

ALDRIDGE | PITE, LLP, Plaintiffs attorney, 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 1599-352B May 21, 28, 2021 21-02103L

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

19-CA-005929 **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MH MASTER PARTICIPATION TRUST II, Plaintiff, vs. JOSEPH SORRENTINO, JR.; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 7, 2021 in Civil Case No. 19-CA-005929, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MH MASTER PARTICIPATION TRUST II is the Plaintiff, and JOSEPH SORRENTINO, JR.; UNKNOWN SPOUSE OF JOSEPH SORRENTINO, JR.; ROYAL WOODS ASSOCIATION, INC.; 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, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Linda Doggett will sell to the highest bidder for cash at www.lee.realforeclose.com on June 9, 2021 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

UNIT B, BUILDING 7009, ROYAL WOODS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION

12, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF SAID FRACTION OF A SECTION, SAID POINT BEING IN THE CENTERLINE OF ISLAND PARK ROAD (60.00 FEET WIDE); THENCE NORTH 89°58'21" WEST ALONG THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ISLAND PARK ROAD; THENCE CONTINUE NORTH 89°58'21" WEST ALONG SAID FRACTIONAL LINE FOR 371.00 FEET; THENCE SOUTH 0°01'39" WEST FOR 76.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 0°01'39" EAST FOR 36.00 FEET; THENCE SOUTH 89°58'21" EAST FOR 40.00 FEET; THENCE SOUTH 0°01'39" WEST FOR 36.00 FEET; THENCE NORTH 89°58'21" WEST FOR 40.00 FEET TO THE POINT OF BEGINNING

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 May 14, 2021.

Linda Doggett CLERK OF THE COURT (SEAL) Theresa Cline Deputy Clerk

ALDRIDGE PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1338-148B May 21, 28, 2021 21-02127L

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

## SECOND INSERTION

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

Tax Deed #:2020002550  
NOTICE IS HEREBY GIVEN that Tip Two Corp Ocean Bank 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: 18-028433  
Year of Issuance 2018 Description of Property CAPE CORAL UNIT 60 BLK 4199 PB 19 PG 160 LOTS 3 + 4 Strap Number 06-44-23-C3-04199.0030  
Names in which assessed: WILLSON LEON 511 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-real-taxed.com on 07/13/2021 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts.

May 21, 28; June 4, 11, 2021

21-02092L

## SECOND INSERTION

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

Tax Deed #:2020002917  
NOTICE IS HEREBY GIVEN that Tip One Corp Ocean Bank 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: 18-029911  
Year of Issuance 2018 Description of Property CAPE CORAL UNIT 50 BLK 3682 PB 17 PG 156 LOTS 32 + 33 Strap Number 16-44-23-C3-03682.0320  
Names in which assessed: BOB THE BUILDER 1 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-real-taxed.com on 07/13/2021 at 10:00 am, by Linda Doggett, Lee County Clerk of the Courts.

May 21, 28; June 4, 11, 2021

21-02093L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDACASE NO. 21-CP-000885  
IN RE: ESTATE OF  
JOHN O. ZIPPERER, JR.

The administration of the estate of John O. Zipperer, Jr., deceased, whose date of death was December 26, 2020, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 21, 2021.

## Personal Representative:

**Robert Douglas Zipperer**  
1900 Virginia Avenue, Apt #101  
Fort Myers, Florida 33901  
Attorney for Personal Representative:  
Robert P. Henderson, Esquire  
Florida Bar No. 147256  
THE LAW OFFICE OF  
ROBERT P. HENDERSON  
3403 Hancock Bridge Parkway, Suite 1  
North Fort Myers, Florida 33903  
Telephone: (239) 332-3366  
E-Mail:  
r.page@roberthendersonlaw.com  
May 21, 28, 2021 21-02113L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2021-CP-0733  
Division Probate  
IN RE: ESTATE OF  
NICHOLAS VINCENT  
BLANCHARD  
Deceased.

The administration of the estate of Nicholas Vincent Blanchard, deceased, whose date of death was February 12, 2020, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 21, 2021.

## Personal Representative:

**Barry Blanchard**  
310 Randolph Road  
Freehold, New Jersey 07728  
**Nicholas Blanchard**  
190 Melvin Avenue  
Staten Island, NY 10314  
Attorney for Personal Representative:  
Joshua A. Grant, Attorney  
Florida Bar Number: 1002763  
Grant, Cottrell & Miller-Meyers, PLLC  
5147 Castello Drive  
Naples, FL 34103  
Telephone: (239) 649-4848/  
Fax: (239) 643-9810  
E-Mail: josh@grantcottrell.com  
Secondary E-Mail:  
jennifer@grantcottrell.com  
May 21, 28, 2021 21-02158L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDAPROBATE DIVISION  
CASE NO. 21-CP-100  
IN RE: ESTATE OF  
ELIZABETH SCHUBERT  
Deceased.

The administration of the Estate of ELIZABETH SCHUBERT, deceased, whose date of death was DECEMBER 20, 2020, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The first publication of this notice is May 21, 2021.

/s/ HEIRICH SCHUBERT  
HEINRICH SCHUBERT  
Personal Representative

**Richard M. Ricciardi, Jr., Esquire**  
RICHARD M. RICCIARDI, JR., ESQ.  
Florida Bar No. 90567  
Powell, Jackman,  
Stevens & Ricciardi, P.A.  
12381 S. Cleveland Ave., Suite 200  
Fort Myers, FL 33907  
Phone: (239) 689-1096  
Fax: (239) 791-8132  
E-mail: rricciardi@your-advocates.org  
May 21, 28, 2021 21-02111L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-000907  
IN RE: ESTATE OF  
GEORGE DAVID LEE JENKINS,  
Deceased.

The administration of the estate of GEORGE DAVID LEE JENKINS, deceased, whose date of death was September 11, 2020, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. 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 THIS NOTICE.

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

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

The date of first publication of this Notice is May 21, 2021.

Signed on this 31st day of March, 2021.

## CARROLL ANNE JENKINS

**Personal Representative**  
3063 Norfolk County Road 23, RR6  
Tillsonburg, Ontario N4G 4G9  
CANADA

David A. Ruben  
Attorney for Personal Representative  
Florida Bar No. 115165  
Roetzel & Andress, LPA  
850 Park Shore Drive, Third Floor  
Naples, Florida 34103  
Telephone: (239) 649-6200  
Email: druben@ralaw.com  
Secondary Email:  
serve.druben@ralaw.com  
16248871\_2  
May 21, 28, 2021 21-02129L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-001343  
Division Probate  
IN RE: ESTATE OF  
MARIE C. ROOP,  
Deceased.

The administration of the estate of Marie C. Roop, deceased, whose date of death was April 17, 2021, 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.

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

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

The date of first publication of this notice is May 21, 2021.

## Personal Representative:

**David E. Roop**  
3321 Sunset Key Circle, #406  
Punta Gorda, FL 33955  
Attorney for Personal Representative:  
Mary Vlasak Snell, Attorney  
Florida Bar Number: 516988  
PAVESE LAW FIRM  
P.O. Box 1507  
Fort Myers, FL 33902-1507  
Telephone: (239) 334-2195  
Fax: (239) 332-2243  
E-Mail: mvs@paveselaw.com  
Secondary E-Mail: lja@paveselaw.com  
May 21, 28, 2021 21-02112L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 18-CP-001056  
IN RE: ESTATE OF  
William A. McMillan a/k/a  
William McMillan and a/k/a  
William Aaron McMillan,  
Deceased.

The administration of the estate of William A. McMillan a/k/a William McMillan and a/k/a William Aaron McMillan, deceased, File No. 18-CP-001056, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901. The 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is May 21, 2021.

**Ray Bidwell**  
**Personal Representative**  
1707 SE 8th Street  
Cape Coral, FL 33990  
Alvaro C. Sanchez  
Attorney for Personal Representative  
1714 Cape Coral Pkwy. E.  
Cape Coral, FL 33904  
Tel: 239/542-4733  
FLA BAR NO. 268771  
Email: alvaro@capecoralattorney.com  
Email:  
courtfilings@capecoralattorney.com  
May 21, 28, 2021 21-02109L

## SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 20-CP-000336  
Division Probate  
IN RE: ESTATE OF  
FRANK INFANTINO  
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 Frank Infantino, deceased, File Number 20-CP-000336, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Ft. Myers, FL 33904; that the decedent's date of death was January 10, 2020; that the total value of the estate is \$45,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Elena Scalfani  
8 Talmadge Ln  
Stamford, CT 06905

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 21, 2021.

## Personal Giving Notice

**Elena Scalfani**  
8 Talmadge Ln  
Stamford, CT 06905  
Attorney for Person Giving Notice  
Eviانا J. Martin, Attorney  
Florida Bar Number: 36198  
Martin Law Firm, P.L.  
3701 Del Prado Blvd S.  
Cape Coral, FL 33904  
Telephone: (239) 443-1094  
Fax: (941) 218-1231  
E-Mail:  
eviana.martin@martinlawfirm.com  
May 21, 28, 2021 21-02110L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-1163  
IN RE: ESTATE OF  
PAMELA DARLENE WILLIAMS,  
Deceased.

The administration of the estate of PAMELA DARLENE WILLIAMS, deceased, whose date of death was January 7, 2021, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: May 21, 2021.

## ROBERT D. HINES, ESQ.

**Personal Representative**  
1312 W. Fletcher Avenue, Suite B.  
Tampa, FL 33612  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B.  
Tampa, FL 33612  
Telephone: (813)265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
mmerk@hnh-law.com  
May 21, 28, 2021 21-02108L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT IN AND  
FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 21-CP-001233  
IN RE: ESTATE OF  
LUIS EMILIO SILBERBERG,  
Deceased.

The Administration of the Estate of LUIS EMILIO SILBERBERG, deceased, whose date of death was January 9, 2021; is pending in the Circuit Court for Lee County, FL, Probate Division; File Number 21-CP-001233; the address of which is Lee County Probate Court, PO Box 9364, Ft. Myers, FL 33902. The names and addresses of the personal representative and his/her attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents estate, including unmaturred, 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is May 21, 2021.

## Personal Representative:

**Edward Silberberg**  
c/o Charles Veres PA  
9415 Sunset Drive, Suite 264  
Suite 264  
Miami, FL 33173  
Attorney for Personal Representative:  
CHARLES VERES, ESQ.  
9415 Sunset Drive, Suite 264  
Miami, Florida 33173  
Tel: 305-665-8696  
Fax: 305-665-6577  
charles@charlesvereslaw.com  
Fl Bar No: 0391859  
May 21, 28, 2021 21-02146L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-259  
Division Probate  
IN RE: ESTATE OF  
EILEEN C. CORCORAN  
Deceased.

The administration of the estate of Eileen C. Corcoran, deceased, whose date of death was November 26, 2020, 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.

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

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

The date of first publication of this notice is May 21, 2021.

## Personal Representative:

**Timothy A. Stephenson**  
5237 Summerlin Commons Blvd.  
Suite 334  
Fort Myers, Florida 33907  
Attorney for Personal Representative:  
Blake P. Hampton  
Florida Bar No. 99434  
Hampton Law  
8931 Conference Drive Suite 2  
Fort Myers, Florida 33919  
May 21, 28, 2021 21-02114L

## SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-001395  
Division Probate  
IN RE: ESTATE OF  
PAUL DUNCAN GOODWIN  
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 Paul Duncan Goodwin, deceased, File Number 21-CP-001395, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901; that the decedent's date of death was April 18, 2020; that the total value of the estate is \$4,250 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Sandra Kay Goodwin  
294 S. Meadowood Ln.,  
Sierra Vista, AZ 85635

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 21, 2021.

## Personal Giving Notice:

**Sandra Kay Goodwin**  
294 S. Meadowood Ln  
Sierra Vista, Arizona 85635  
Attorney for Person Giving Notice:  
Eviانا J. Martin, Attorney  
Florida Bar Number: 36198  
Martin Law Firm, P.L.  
3701 Del Prado Blvd S.  
Cape Coral, FL 33904  
Telephone: (239) 443-1094  
Fax: (941) 218-1231  
E-Mail:  
eviana.martin@martinlawfirm.com  
May 21, 28, 2021 21-02148L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
**File No. 21-CP-001018**  
**Division: Probate**  
**IN RE: THE ESTATE OF**  
**RONALD M. DERY,**  
**Deceased.**

The administration of the estate of RONALD M. DERY, deceased, whose date of death was January 27, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Junior 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.

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

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

The date of first publication of this notice is May 21, 2021.

**Personal Representative:**  
**CAITLIN K. HOAGLAND**  
100 Lakewood Circle N.  
Manchester, Connecticut 06040  
Attorney for Personal Representative:  
**WENDY MORRIS, Esquire**  
Attorney for Personal Representative  
Florida Bar Number: 890537  
**MORRIS LAW OFFICES, LLC**  
3541 Bonita Bay Blvd Ste 100  
Bonita Springs, Florida 34134  
Telephone: (239) 992-3666  
E-Mail: wendy@wendymorris.com  
May 21, 28, 2021 21-02140L

## SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 21-CP-001116**  
**Division Probate**  
**IN RE: ESTATE OF**  
**KATHRYN ANN HOFMANN**  
**A/K/A KATHRYN A. HOFMANN**  
**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 Kathryn Ann Hofmann, deceased, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was March 1, 2021; that the total value of the estate is \$16,655.00 which is exempt property and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Michelle M. Wrightington & Dustin Lee Duquette, Co-Trustees of the Declaration of Trust for the Kathryn A. Hofmann Family Living Trust dtd 04/03/2013, as amended	1575 East Conway Rd. Center Conway, NH 03813

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 21, 2021.

**Person Giving Notice:**  
**Michelle M. Wrightington**  
1575 East Conway Rd.  
Center Conway, NH 03813  
Attorney for Person Giving Notice  
/s/ John Casey Stewart  
**JOHN CASEY STEWART**  
(FBN: 118927)  
**THE DORCEY LAW FIRM, PLC**  
Attorneys for Petitioner  
10181 Six Mile Cypress Parkway, Suite C  
Fort Myers, FL 33966  
Tel: (239) 418-0169 -  
Fax: (239) 418-0048  
E-Mail: casey@dorceylaw.com  
Secondary E-Mail:  
brenda@dorceylaw.com  
May 21, 28, 2021 21-02107L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 20-CP-002778**  
**IN RE: ESTATE OF**  
**DOROTHY JOAN HINKLE,**  
**Deceased.**

The administration of the estate of DOROTHY JOAN HINKLE, deceased, whose date of death was August 27, 2020, 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 May 21, 2021.

**Personal Representative:**  
**KATHLEEN STUBBS**  
2408 Bay Plaza  
Lehigh Acres, FL 33936  
Attorney for Personal Representative:  
**JEFFREY A. ATTIA, ESQ.**  
Florida Bar No. 0108199  
The Law Office of Jeffrey Attia, PA  
6719 Winkler Road, Suite 121A  
Fort Myers, FL 33919  
Telephone: 239-919-2318  
E-Mail: jeff@jeffreyyattialaw.com  
May 21, 28, 2021 21-02144L

## SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 21-CP-001388**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DEBORAH L. PEGG**  
**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 Deborah L. Pegg, deceased, File Number 21-CP-0001388, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901; that the decedent's date of death was July 23, 2020; that the total value of the estate is \$19,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Zachary Joseph Pegg	714 SW 10th Terrace Cape Coral, FL 33991
Devin William Pegg	17936 Leetana Rd. North Fort Myers, FL 33917
Cooper Lee Pegg (Joseph Pegg, Jr., as parent and guardian)	1057 SE 21st Ave. Cape Coral, FL 33990

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is 05/21/2021.

**Person Giving Notice:**  
**Joseph Pegg, Jr.**  
Attorney for Person Giving Notice  
Debra A. Faulkner, Esq.  
Florida Bar Number: 94212  
Burke Faulkner Law, P.A.  
3937 Tampa Road, Suite 2  
Oldsmar, FL 34677  
Telephone: (727) 939-4900  
Fax: (727) 502-6064  
E-Mail:  
debbie@burkefaulknerlaw.com  
Secondary E-Mail:  
henri@burkefaulknerlaw.com  
May 21, 28, 2021 21-02153L

## SECOND INSERTION

Notice of Self Storage Sale  
Please take notice Hide-Away Storage - College Parkway located at 12859 McGregor Blvd., Fort Myers, FL 33919 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.storage-treasures.com](http://www.storage-treasures.com) on 6/9/2021 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. David R Cox unit #00804. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
May 21, 28, 2021 21-02094L

## THIRD INSERTION

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

**CASE NO.: 20-CC-004359**  
**TOWN OF FORT MYERS BEACH,**  
**Plaintiff, v.**  
**LOUIE BENDER,**  
**Defendant.**

TO: Louie Bender, and all other interested persons

YOU ARE HEREBY NOTIFIED that a complaint has been filed against you and you are required to serve a copy of your written defenses, if any to it on John R. Herin, Jr., attorney for Plaintiff, The Town of Fort Myers Beach, Florida, whose address is 2 South Biscayne Boulevard, Suite 2750, Miami, FL 33131 and file the original with the clerk of the above styled court on or before June 21, 2021, otherwise a default will be entered against you for the relief prayed for in the complaint.

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

WITNESS my hand and seal of said court at Fort Myers, Florida on this 10th day of May, 2021.

LINDA DOGGETT  
As Clerk of the Circuit Court  
Lee County, Florida  
(SEAL) By: C Richardson  
As Deputy Clerk

John R. Herin, Jr.,  
attorney for Plaintiff,  
The Town of  
Fort Myers Beach, Florida,  
2 South Biscayne Boulevard,  
Suite 2750,  
Miami, FL 33131  
Active:121932753.v1  
May 14, 21, 28; June 4, 2021  
21-02018L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
20th JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. : PRC20CP002890**  
**In Re: Estate of**  
**Pamela Craig-Koper**  
**Deceased.**

The administration of the estate of Pamela Craig-Koper, deceased, whose date of death was January 31, 2020, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Circuit Court for Lee County, Florida, Probate Division, Lee County Courthouse, 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.

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

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

The date of first publication of this notice is May 21, 2021.

**Personal Representative:**  
**John F. Phillips**  
2430 S.E. 17th Street Unit G  
Fort Lauderdale, Fla. 33316  
Attorney for Personal Representative:  
Attorney: John F. Phillips Name:  
Florida Bar No. 348740  
Law Offices of John F. Phillips, PA  
110 Tower Suite 1700  
110 S.E. 6th Street  
Fort Lauderdale, Fla. 33301  
Email Address: Johnphilpa@aol.com  
(954) 765-1350  
May 21, 28, 2021 21-02106L

## SECOND INSERTION

NOTICE TO CREDITORS  
Summary Administration  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**Case No.: 21-CP-1229**  
**Judge Alane C. Laboda**  
**IN RE: ESTATE OF**  
**MARY T. ROSSI,**  
**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 MARY T. ROSSI, deceased, File Number 21-CP-1229, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901; that the decedent's date of death was January 28, 2021; that the total value of the estate is \$0, and that the names and addresses of those to whom it has been assigned by such order are:

N/A.  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 21, 2021.

**Person Giving Notice:**  
**Margaret Mannix**  
3721 Stone Ridge Court  
Fort Myers, FL 33908  
/s/ Theresa Daniels .  
Theresa Daniels, Esq.  
Fla. Bar No. 84113  
Daniels Law, P.A.  
P.O. Box 570  
Bokeelia, FL 33922  
Ph.: (239) 214-6010  
Fax: (239) 214-6073  
tad@DanielsLawPA.com  
Attorney for Person Giving Notice  
May 21, 28, 2021 21-02141L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 21-1219-ES**  
**UCN #362021CP001219AOO1CH**  
**IN RE: ESTATE OF**  
**REUBEN E. HOLDSWORTH,**  
**Deceased.**

The administration of the estate of REUBEN E. HOLDSWORTH, deceased, whose date of death was December 17, 2020, File Number 21-CP-001219, and who was a citizen of the United Kingdom and did not have a social security number, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 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 May 21, 2021.

**Personal Representative:**  
**TERRY B. SALISBURY**  
409 Pasadena Avenue South  
St. Petersburg, FL 33707  
Attorney for Personal Representative:  
**TERRY B. SALISBURY**  
Florida Bar No. 0373591  
409 Pasadena Avenue South  
St. Petersburg, FL 33707  
Telephone: (727) 471-7888  
email: tsalisbury56@gmail.com  
May 21, 28, 2021 21-02147L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 21-CP-000434**  
**IN RE: ESTATE OF**  
**DONALD R. MCKINLEY**  
**Deceased.**

The administration of the estate of Donald R. McKinley, deceased, whose date of death was October 15, 2020, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 5/21/2021.

**Personal Representative:**  
**KELLY SCHNEIDER N/K/A**  
**KELLY GREEN**  
2300 Averette Road  
Wake Forest, NC 27587  
Attorney for Personal Representative:  
Christopher J. DeCosta, Esq., Attorney  
Florida Bar Number: 271410  
MAHSHIE & DECOSTA, PA  
1560 Matthew Drive, Suite E  
Fort Myers, FL 33907  
Telephone: (239) 931-7566  
Fax: (239) 931-7560  
E-Mail: Chris@MD-Lawfirm.com  
Secondary E-Mail:  
Jamie@MD-Lawfirm.com  
May 21, 28, 2021 21-02157L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 21-CP-919**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JOSEPH DI BERNARDO**  
**Deceased.**

The administration of the estate of Joseph Di Bernardo, deceased, whose date of death was March 6, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 21, 2021.

**Personal Representative:**  
**Joseph Louis Di Bernardo**  
1965 West Crown Point Boulevard  
Naples, Florida 34112  
Attorney for Personal Representative:  
Jonas B. Weatherbie, Esq.  
Email Address:  
jweatherbie@naplesstatelaw.com  
Florida Bar No. 87968  
Wilson & Johnson  
2425 Tamiami Trail North, Suite 211  
Naples, Florida 34103  
May 21, 28, 2021 21-02156L

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2021-CP-918**  
**Division Probate**  
**IN RE: ESTATE OF**  
**HOWARD R. CORNIBE, JR.**  
**Deceased.**

The administration of the estate of Howard R. Cornibe, Jr., deceased, whose date of death was February 17, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 21, 2021.

**Personal Representative:**  
**Jeffrey P. Skates**  
1028 Lake Sumter Landing  
The Villages, Florida 32162  
Attorney for Personal Representative:  
Sarah E. Uhrig, Attorney  
Florida Bar Number: 1000545  
MCLIN BURNSSED  
1028 Lake Sumter Landing  
The Villages, Florida 32162  
Telephone: (352) 259-5011  
Fax: (352) 751-4993  
E-Mail: SarahU@mclimburnsed.com  
May 21, 28, 2021 21-02160L

**SECOND INSERTION**

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO. 20-CA-007157**  
**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ETHEL M. MORROW AKA ETHEL MORROW, DECEASED, et al. Defendants,**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 20-CA-007157 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ETHEL M. MORROW AKA ETHEL MORROW, DECEASED, et al., are Defendants, I will sell to the highest bidder for cash at, WWW.LEE.REALFORECLOSE.COM, at the hour of 9:00 A.M., on the 7th day of July, 2021, the following described property:

LOT 33 AND 34, BLOCK 3588, UNIT 46, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 118 THROUGH 129, 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.  
DATED this 13 day of May, 2021.  
**LINDA DOGGETT**  
Clerk Circuit Court  
(SEAL) By: /s/ T. Cline  
Deputy Clerk  
GREENSPOON MARDER, LLP  
100 West Cypress Creek Road,  
Suite 700  
Fort Lauderdale, FL 33309  
754-200-7015  
33585.2869  
May 21, 28, 2021 21-02097L

**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. 2020-CA-005246**  
**Division G**  
**RUSHMORE LOAN MANAGEMENT SERVICES LLC Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF BONNIE L. ANDERSON A/K/A BONNIE LOUISE ANDERSON, DECEASED, UNKNOWN SPOUSE OF LEE ANDERSON, AND UNKNOWN TENANTS/OWNERS, Defendants.**  
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 7, 2021, in the Circuit Court of Lee County, Florida, Linda Doggett, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as:

LOTS 11 AND 12, BLOCK 1301, UNIT 18, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, A PAGES 96 THROUGH 122, INCLUSIVE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
and commonly known as: 921 SE 20TH PLACE, CAPE CORAL, FL 33990; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at:  
[X] www.lee.realforeclose.com on June 16, 2021 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 day of MAY 13, 2021.  
**Linda Doggett**  
Clerk of the Circuit Court  
**Linda Doggett**  
(SEAL) By: T. Cline  
Deputy Clerk  
**Jennifer M. Scott**  
(813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
F327878/2014379/wlp  
May 21, 28, 2021 21-02099L

**SECOND 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. 19-CC-006016**  
**TIMBERWALK AT THREE OAKS HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. SAMIR AMMOURI, et al, Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to Order Granting Plaintiff's Motion to Reopen case to reschedule Foreclosure dated May 6, 2021 in Case No. 19-CC-006016 in the Circuit Court in and for Lee County, Florida wherein TIMBERWALK AT THREE OAKS HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and SAMIR AMMOURI, et al, is the Defendant, I, Clerk of Court, Linda Doggett will sell to the highest and best bidder for cash at 9:00 A.M. (Eastern Time) on JUNE 9, 2021. Foreclosure Auctions will be held online at www.lee.realforeclose.com in accordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 10, BLOCK E, TIMBER WALK AT THREE OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 65-70, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
A/K/A: 9813 ROUNDSTONE CIRCLE, FT MYERS, FL 33967.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
DATED: May 17, 2021.  
**Linda Doggett**  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
(SEAL) Theresa Cline  
DEPUTY CLERK OF COURT  
FLORIDA COMMUNITY LAW GROUP, P.L.  
Attorneys for Plaintiff  
1855 Griffin Road,  
Suite A-423  
Dania Beach, FL 33004  
Tel: (954) 372-5298  
Fax: (866) 424-5348  
Email: jared@fclg.com  
CASE NO. 19-CC-006016  
May 21, 28, 2021 21-02137L

**SECOND INSERTION**

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO. 20-CA-005289**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-B, ASSET BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs. FRANCISCO DUARTE A/K/A FRANCISCO U. DUARTE A/K/A FRANCISCO U. DUARTE-ALFONSO, ET AL. Defendants**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 7, 2021, and entered in Case No. 20-CA-005289, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-B, ASSET BACKED PASS-THROUGH CERTIFICATES (hereafter "Plaintiff"), is Plaintiff and FRANCISCO DUARTE A/K/A FRANCISCO U. DUARTE A/K/A FRANCISCO U. DUARTE-ALFONSO; LEE COUNTY, FLORIDA; CITIFINANCIAL, INC., are defendants. Linda Doggett, Clerk of the Circuit Court for LEE, County Florida will sell to the highest and best bidder for cash via the internet at www.lee.realforeclose.com, at 9:00 a.m., on the 7th day of July, 2021, the following described property as set forth in said Final Judgment, to wit:

LOTS 27 AND 28, BLOCK 105, OF THAT CERTAIN SUBDIVISION KNOWN AS SAN CARLOS PARK UNIT 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 DEED BOOK 315 PAGE 149.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
DATED this day of MAY 13, 2021.  
**Linda Doggett**  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY T. CLINE  
As Deputy Clerk  
Van Ness Law Firm, PLC  
1239 E. Newport Center Drive  
Suite #110  
Deerfield Beach, Florida 33442  
Phone (954) 571-2031  
Pleadings@vanlawfl.com  
PHH16342-20/tro  
May 21, 28, 2021 21-02098L

**FOURTH INSERTION**

NOTICE FOR DISSOLUTION OF MARRIAGE NOTICE OF ACTION CONSTRUCTIVE SERVICE (NO PROPERTY) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY.  
**CIVIL ACTION NO. 21-DR-2159**  
**FAMILY DIVISION**  
**IN RE: THE MARRIAGE OF SAC THI PHAM Petitioner and CHAN NGUYEN Respondent**  
TO: CHAN NGUYEN  
ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on NINA DANG, ESQ., Attorney for Petitioner, whose address is 2101 Vista Parkway, Ste. 251, West Palm Beach, FL 33411 and file the original with the clerk of the above styled court on or before June 9,

2021; Who address is Clerk of Court: 1700 Monroe St. Fort Myers FL 33901 otherwise a default will be entered against you for the relief prayed for in the complaint or petition.  
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.  
This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER  
WITNESS my hand and the seal of said court at Fort Myers, Florida on this 30th day of April, 2021.  
Clerk Name: Linda Doggett  
As clerk, Circuit Court Lee County, Florida (SEAL) By C Richardson As Deputy Clerk  
Attorney for Petitioner: NINA DANG, ESQ. 2101 VISTA PARKWAY, STE 251 WEST PALM BEACH, FL 33411 (phone) (561) 281-9360  
May 7, 14, 21, 28, 2021 21-01942L

**FOURTH INSERTION**

AMENDED NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 2020-CA-007979**  
**MARC CURCY, PLAINTIFF, VS. THE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST BAY COLONY-GATEWAY, INC., A DELAWARE CORPORATION; AND THE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST OCEAN RIDGE CAPITAL ADVISORS, LLC, AS TRUSTEE OF THE WCI COMMUNITIES, INC. CREDITOR TRUST, NOW TERMINATED, DEFENDANTS.**

TO: THE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST BAY COLONY-GATEWAY, INC., A DELAWARE CORPORATION; AND THE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST OCEAN RIDGE CAPITAL ADVISORS, LLC, AS TRUSTEE OF THE WCI COMMUNITIES, INC. CREDITOR TRUST, NOW TERMINATED; AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED;  
YOU ARE NOTIFIED: that an Amended Complaint to Quiet Title pursuant to Chapter 65 of the Florida Statutes for the following described real property located in Lee County, Florida:  
Condominium Unit 10C, Building 10, HIDDEN LINKS CONDOMINIUM, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 3520, Page 4259, amended in Official Record Book 4005, Page 2657 to add Unit, all amendments thereto, also being in Condominium Plat 30, Page 70 and Condominium Plat 33, Page 91, all recorded in the Public Records of Lee County, Florida.  
The Amended Complaint to Quiet Title has been filed against you in the above-named Court and, no later than June 8, 2021 you are required to file your written defenses with the Clerk of this Court at the Lee County Courthouse, 2075 Dr. Martin Luther King, Jr. Blvd./1700 Monroe Street, First Floor, Fort Myers, Florida 33901, and serve a copy of the same on Scruggs, Carmichael & Wershaw, P.A., Attn: Jeffrey R. Dollinger, Esquire, Plaintiff's attorney, whose address is 1 SE 1st Avenue, Gainesville, FL 32601, otherwise a default will be entered against you for the relief demanded in the Amended Complaint to Quiet Title.  
DATED on 04/29/2021  
**Linda Doggett**  
As Clerk of the Court  
{Court Seal} BY: C. Richardson  
Deputy Clerk  
Scruggs, Carmichael & Wershaw, P.A., Attn: Jeffrey R. Dollinger, Esquire, Plaintiff's attorney, 1 SE 1st Avenue, Gainesville, FL 32601  
May 7, 14, 21, 28, 2021 21-01927L

**FOURTH 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.: 36-2021-CA-001698**  
**VERO ATLANTIC 2, LLC, Plaintiff, vs. MICHAEL BUCK, et al., Defendants.**  
TO: JULIA LOPEZ, 8450 Boulevard E Apt 1E, North Bergen, NJ 07047  
MLC INVESTMENT GROUP CORP., 8240 West 18 Lane Darive, Hialeah, FL 33014  
NELSON LOPEZ, 8450 Boulevard E Apt 1E, North Bergen, NJ 07047  
ROBERT A. ROSSI, 631 D St NW #130, Washington, DC 20004  
ROBERT STEJSKAL, 2906 N Windsor Dr, Arlington Heights, IL 60004  
ROYAL WEST PROPERTIES, INC., 11890 SW 8th St, Apt 502, Miami, FL 33184  
YOU ARE NOTIFIED that an action to quiet title to the following property in Lee County, Florida:  
Lots 29 and 30, Block 2569, Unit 37, CAPE CORAL, according to the plat thereof as recorded in Plat Book 17, pages 15 through 29, inclusive, of the Public Records of Lee County, Florida.  
Parcel ID: 11-44-23-C4-02569.0290  
And;  
Lot 10, Block 21, Unit 4, Section 22, Township 45 South, Range 27 East, Lehigh Acres, according to the map or plat thereof on file in the office of the Clerk of the Circuit Court Recorded in Plat Book 18, Page 74, of the Public Records of Lee County, Florida.  
Parcel ID: 22-45-27-04-00021.0100  
And;

Lots 15 and 16, Block 1126, CAPE CORAL, Unit 23, according to the plat thereof as recorded in Plat Book 14, Pages 39 through 53, inclusive, of the Public Records of Lee County, Florida.  
Parcel ID: 13-44-23-C1-01126.0150  
And;  
Lots 19, 20, and 21, Block 5700, 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.  
Parcel ID: 18-43-24-C1-05700.0190  
And;  
East 1/2 of Lot 15, Block 19, Unit 5, LEHIGH ACRES, Section 27, Township 44 South, Range 27 East, as per plat thereof, recorded in Plat Book 15, Page 40, of the Public Records of Lee County, Florida.  
Parcel ID: 27-44-27-05-00019.015A  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiffs attorney, whose address is 224 Datura St, Suite 515, West Palm Beach, FL 33401, on or before June 9, 2021, 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 APR 30 2021.  
**Linda Doggett**  
CLERK OF THE CIRCUIT COURT (SEAL) By: M. Nixon DEPUTY CLERK  
SOKOLOF REMTULLA, PLLC  
224 Datura Street, Suite 515  
West Palm Beach, Florida 33401  
Telephone: 561-507-5252/  
Facsimile: 561-342-4842  
E-mail: pleadings@floridalitlaw.com  
Counsel for Plaintiff  
May 7, 14, 21, 28, 2021 21-01963L

**SECOND INSERTION**

NOTICE TO CREDITORS AND NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
Probate Division  
**Case Number:**  
**36-2021-CP-001196-A001-CH**  
**IN RE: ESTATE OF DEBRA LEE HETLER PURCARO Deceased**

The administration of the Estate of Debra Lee Hetler Purcaro, deceased, File Number 36-2021-CP-001196-A001-CH, is pending in the Circuit Court, for Lee County, Florida, Probate Division, the address of which is:  
P. O. Box 2469, Ft. Myers, FL 33902  
This estate is intestate. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege set forth in Section 90.5021, Florida Statutes, applies with respect to the Personal Representative and any attorney employed by the Personal Representative.  
All interested persons on whom a copy of this Notice to Creditors and Notice of Administration is served must file any 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 (3) MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE TO THEM. The three (3) month time period may only be extended for estoppel based upon a misstatement by the Personal Representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the Personal Representative or any other person. Unless sooner barred by Section 733.212(3), Florida Statutes, all objections to the validity of a will, venue, or the jurisdiction of the Court must be filed no later than the earlier of the entry of an order of final discharge of the Personal Representative, or one (1) year after service of the notice of administration.  
The persons who may be entitled to exempt property under Section

732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the notice of administration on such persons or the date that is forty (40) days after the date of termination of any proceedings involving the construction, admission to probate or validity of the will or involving any other matter affecting any part of the exempt property.  
An election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under Chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is two (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 unmaturing, 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the Decedent and other persons having claims or demands against the Decedent's estate, including unmaturing, contingent and 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.  
The date of first publication of this Notice is May 21, 2021.  
**Allison Marie Simon**  
868 NW 108th Avenue  
Plantation, FL 33324  
**Personal Representative**  
**STEPHEN H. ARTMAN**  
Florida Bar No. 0828955  
**STEPHEN H. ARTMAN, P.A.**  
925 South Florida Avenue  
Lakeland, Florida 33803  
Telephone (863) 688-5252  
May 21, 28, 2021 21-02161L

**SECOND INSERTION**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.  
CIVIL DIVISION  
**CASE NO. 20-CA-006981**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1, Plaintiff, vs. ROBERT G. JACOBS; U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 7, 2021, and entered in Case No. 20-CA-006981 of the Circuit Court in and for Lee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1 is Plaintiff and ROBERT G. JACOBS; U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash

on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on June 10, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:  
ALL THAT CERTAIN LAND SITUATE IN LEE COUNTY, STATE OF FLORIDA, VIZ: THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. (ALSO KNOWN AS LOT 1, WAGON WHEEL RANCHES, AN UNRECORDED SUBDIVISION.) TOGETHER WITH THAT CERTAIN 1983 PALM DOUBLEWIDE MOBILE HOME, SERIAL NUMBERS 25350337AS AND 25650337BS, DESIGNATED AS REAL PROPERTY NUMBERS R0593612 AND R0593613, RESPECTIVELY.  
TAX MAP OR PARCEL ID NO.: 08-43-25-00-00002.0140  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
DATED at Ft. Myers, Florida, on MAY 13, 2021.  
**LINDA DOGGETT**  
As Clerk, Circuit Court (SEAL) By: T. Cline  
As Deputy Clerk  
**Diaz Anselmo & Associates, P.A.**  
Attorneys for Plaintiff  
PO BOX 19519  
Fort Lauderdale, FL 33318  
Telephone: (954) 564-0071  
Service E-mail: answers@dallelegal.com  
1460-176604 / JMM  
May 21, 28, 2021 21-02101L

**SECOND INSERTION**

on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on June 10, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:  
ALL THAT CERTAIN LAND SITUATE IN LEE COUNTY, STATE OF FLORIDA, VIZ: THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. (ALSO KNOWN AS LOT 1, WAGON WHEEL RANCHES, AN UNRECORDED SUBDIVISION.) TOGETHER WITH THAT CERTAIN 1983 PALM DOUBLEWIDE MOBILE HOME, SERIAL NUMBERS 25350337AS AND 25650337BS, DESIGNATED AS REAL PROPERTY NUMBERS R0593612 AND R0593613, RESPECTIVELY.  
TAX MAP OR PARCEL ID NO.: 08-43-25-00-00002.0140  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
DATED at Ft. Myers, Florida, on MAY 13, 2021.  
**LINDA DOGGETT**  
As Clerk, Circuit Court (SEAL) By: T. Cline  
As Deputy Clerk  
**Diaz Anselmo & Associates, P.A.**  
Attorneys for Plaintiff  
PO BOX 19519  
Fort Lauderdale, FL 33318  
Telephone: (954) 564-0071  
Service E-mail: answers@dallelegal.com  
1460-176604 / JMM  
May 21, 28, 2021 21-02101L

SECOND 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 **June 14, 2021 at 1 P.M., at The Hive, 42891 Lake Babcock Drive, Room 211, 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 Series 2021 Project 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 District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Series 2021 Project lands 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 and in the District's *Engineer's Report for Phase V - Series 2021 Project Area*, dated April 2021, 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 Series 2021 Project ("Improvements") are currently expected to include, but are not limited to, earthwork, entry features and wayfinding, stormwater management improvements, landscaping, offsite improvements and mitigation 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 Series 2021 Project is \$23,801,000.

The District intends to impose assessments on benefited lands within the Series 2021 Project in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase V*, dated May 4, 2021, 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 all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis based on the development plan for each sub-phase 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 collect sufficient revenues to retire no more than \$31,515,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

**Series 2021 Bond Assessment Apportionment**

Product Type	Number of Units	Total Series 2021 Bond Assessment Apportionment	Series 2021 Bond Assessment Apportionment per Unit	Annual Series 2021 Bond Assessment Debt Service per Unit*	Annual Series 2021 Bond Assessment Debt Service per Unit**
<b>Phase 2D</b>					
42'	0	\$0.00	\$0.00	\$0.00	\$0.00
52'	78	\$3,049,006.47	\$39,089.83	\$2,839.83	\$3,021.10
62'	74	\$2,979,426.58	\$40,262.52	\$2,925.03	\$3,111.73
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	42	\$1,099,987.72	\$26,190.18	\$1,902.69	\$2,024.14
<b>Total</b>	<b>194</b>	<b>\$7,128,420.78</b>			
<b>Phase 3C</b>					
42'	0	\$0.00	\$0.00	\$0.00	\$0.00
52'	236	\$9,225,199.08	\$39,089.83	\$2,839.83	\$3,021.10
62'	86	\$3,462,576.84	\$40,262.52	\$2,925.03	\$3,111.73
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>322</b>	<b>\$12,687,775.92</b>			
<b>Phase 3D</b>					
42'	0	\$0.00	\$0.00	\$0.00	\$0.00
52'	55	\$2,149,940.46	\$39,089.83	\$2,839.83	\$3,021.10
62'	39	\$1,570,238.33	\$40,262.52	\$2,925.03	\$3,111.73
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>94</b>	<b>\$3,720,178.80</b>			
<b>Phase 3E</b>					
42'	0	\$0.00	\$0.00	\$0.00	\$0.00
52'	0	\$0.00	\$0.00	\$0.00	\$0.00
62'	0	\$0.00	\$0.00	\$0.00	\$0.00
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	154	\$4,033,288.31	\$26,190.18	\$1,902.69	\$2,024.14
<b>Total</b>	<b>154</b>	<b>\$4,033,288.31</b>			
<b>Phase 5</b>					
42'	69	\$2,616,282.09	\$37,917.13	\$2,754.64	\$2,930.47
52'	34	\$1,329,054.10	\$39,089.83	\$2,839.83	\$3,021.10
62'	0	\$0.00	\$0.00	\$0.00	\$0.00
75'	0	\$0.00	\$0.00	\$0.00	\$0.00
Twin Villa	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>103</b>	<b>\$3,945,336.20</b>			
<b>Grand Total</b>	<b>867</b>	<b>\$31,515,000.00</b>			

\* 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 Charlotte 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 **June 14, 2021 at 1 P.M., at The Hive, 42891 Lake Babcock Drive, Room 211, 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 at 1-800-955-8770 for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2021-15**

**A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Governing Board (the "Board") of the Babcock Ranch Community Independent Special District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report dated April, 2021, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is 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 (the "Assessments"); and

**WHEREAS**, the District is empowered by Chapter 2007-306, Laws of Florida, 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 hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report dated May 4, 2021, 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, Punta Gorda, Florida 33982 (the "District Local Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

- Assessments shall be levied to defray the cost of the Improvements.
- 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.
- The total estimated cost of the Improvements is \$23,801,000.00 (the "Estimated Cost").
- The Assessments will defray approximately \$31,515,000.00, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- 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.
- Commencing with the year in which the Assessments are confirmed, 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; 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.
- The District Manager has caused to be made a preliminary assessment roll, 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.

**10.** 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 persons 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.

**11.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and to provide such other notice as may be required by law or desired in the best interests of the District.

**12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4th day of May, 2021.

ATTEST:

/S/Craig Wrathell  
Secretary

**BABCOCK RANCH COMMUNITY  
INDEPENDENT SPECIAL DISTRICT**

By: /S/ Bill Vander May  
Its: Chair

**Exhibit A:** Engineer's Report dated April, 2021  
**Exhibit B:** Master Special Assessment Methodology Report dated May 4, 2021

SECOND 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 MEETING OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

The Babcock Ranch Community Independent Special District Governing Board ("Board") will hold public hearings and public meeting on

PUBLIC HEARINGS AND MEETING  
DATE: June 14, 2021  
TIME: 1:00 p.m.

It is anticipated that the public hearings and meeting will take place at **The Hive, 42891 Lake Babcock Drive, Room 211, Babcock Ranch, Florida 33982.**

The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments to provide security for a proposed State Infrastructure Bank Loan (the "SIB Loan") on benefited lands within the Babcock Ranch Community Independent Special District ("District") relating to SR 31 Offsite Road Improvements, a depiction of which lands to be assessed is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's *Engineer's Report*, dated January 5, 2021 (the "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's Local Records Office located at 42891 Lake Babcock Drive, Room 211, Punta Gorda, Florida 33982, or by contacting the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, SR 31 offsite roadway and related improvements all as more specifically described in the Improvement Plan, on file and available during normal business hours at the addresses provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *SR 31 Offsite Road Improvement Special Assessment Methodology Report* dated May 12, 2021 (the "Assessment Report"), which is on file and available during normal business hours at the addresses provided above. The Assessment Report identifies the assessment area within the District and assessments for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report.

The annual principal assessment levied against each parcel will be based on repayment over a maximum of twenty (20) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$31,348,036 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

**SIB Loan Assessment Apportionment - Dwelling Unit/Sq. Ft./Acre Basis**

Land Use	Number of Dwelling Units/Sq. Ft./Acres	SIB Loan Assessments	SIB Loan Assessments per Dwelling Unit/1,000 Sq. Ft./Acre	Total SIB Loan Annual Payments	Annual SIB Assessment per Dwelling Unit/1,000 Sq. Ft./Acre*
<b>Undeveloped Lands</b>					
Residential (Dwelling Units)					
Charlotte County	13,814	\$26,514,599.98	\$1,919.40 **	\$2,117,389.00	\$163.06
Lee County	1,630	\$0.00	\$0.00	\$0.00	\$0.00
	15,444	\$26,514,599.98		\$2,117,389.00	
Non-Residential (Sq. Ft.)					
Charlotte County					
Retail	785,857	\$3,384,037.97	\$4,306.18 **	\$270,240.73	\$365.83
Office	392,929	\$802,456.20	\$2,042.24 **	\$64,082.13	\$173.50
Industrial	340,538	\$475,188.17	\$1,395.40 **	\$37,947.33	\$118.55
Hotel	104,781	\$171,753.67	\$1,639.17 **	\$13,715.81	\$139.26
Lee County					
Retail	580,645	\$0.00	\$0.00	\$0.00	\$0.00
Office	290,323	\$0.00	\$0.00	\$0.00	\$0.00
Industrial	251,613	\$0.00	\$0.00	\$0.00	\$0.00
Hotel	77,419	\$0.00	\$0.00	\$0.00	\$0.00
	2,824,105	\$4,833,436.02		\$385,986.00	
<b>Total</b>		<b>\$31,348,036.00</b>		<b>\$2,503,375.00</b>	

\* Includes collections fees and early payment discount - assumes payment in March  
\*\* Payment of such amounts, or provision of letter of credit in such amount, for each property's respective product type, is necessary to release such property from the assessment roll

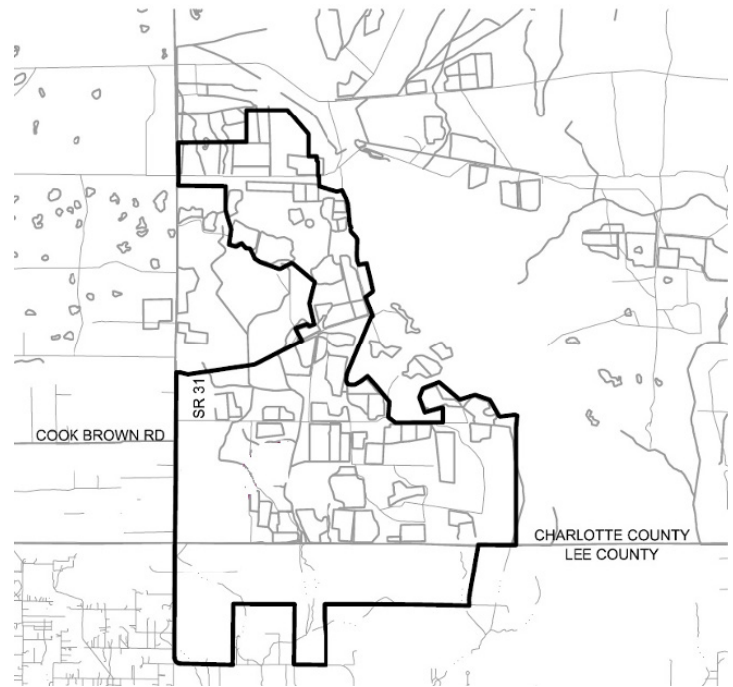
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than twenty (20) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Charlotte County tax roll by the Tax Collector.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

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the 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 Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT  
SR 31 OFFSITE IMPROVEMENTS**



**RESOLUTION 2021-17**

**A RESOLUTION OF THE GOVERNING BOARD OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, on May 21, 2020, the Board of Governors (the "Board") of the Babcock Ranch Community Independent Special District (the "District") adopted Resolution 2020-09 declaring special assessments in the amount of \$31,348,036 and Resolution 2020-10 setting a public hearing regarding such special assessments; and

**WHEREAS**, due ongoing factors regarding the scope and timing of the expected improvements, the Board took no further action regarding such assessments; and

**WHEREAS**, as the scope of the expected improvement has been determined, the Board has determined that it is in the best interest of the District to rescind Resolutions 2020-09 and 2020-10 and begin the assessment process to adopt alternative assessments; and

**WHEREAS**, the District is a local unit of special purpose government created and existing pursuant to Chapter 2007-306, *Laws of Florida*, as amended, (the "Act") being situated in Charlotte County and Lee County, Florida; and

**WHEREAS**, as provided in the Act, the special purpose of the District is to plan, construct, maintain, operate, finance, and improve the provision of systems, facilities, and services necessary to meet the infrastructure needs of the District, including among other things, roadways; and

**WHEREAS**, the widening of SR 31 is needed to meet the existing roadway conditions and future growth and development of the District; and

**WHEREAS**, as authorized by the Board on March 23, 2017, the District is pursuing a State Infrastructure Bank ("SIB") loan to commence designing and constructing the project beginning in FY 2021 allowing the advancement of the roadway widening project; and

**WHEREAS**, Babcock Property Holdings, LLC, (the "Developer") has committed to providing collected transportation fees to the District that will be used to pay back the SIB loan; and

**WHEREAS**, the District has committed to levy a special assessment in amounts sufficient to make the loan payments, in the event the transportation fees are not sufficient to cover the loan payments for any fiscal year's payment; and

**WHEREAS**, the Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") for the District and described in the District's Preliminary Engineer's Report dated January 5, 2021, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, in the event transportation fees are not sufficient to cover any fiscal year's loan payment, it is 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, and Chapters 170 and 197, *Florida Statutes*, (the "Assessments"); and

**WHEREAS**, the District is empowered by Chapter 2007-306, *Laws of Florida*, as amended, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, 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 hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Preliminary Offsite Road Improvement Special Assessment Methodology Report dated April 29, 2021, 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, Suite 211, Babcock Ranch, Florida 33982 (the "District Local Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

- Resolutions 2020-09 and 2020-10 are hereby rescinded.
- Assessments shall be levied to defray the cost of the Improvements.
- 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.
- The total estimated cost of the Improvements is \$82,051,684 (the "Estimated Cost").
- The Assessments will defray approximately \$31,348,036, which includes a portion of the Estimated Cost.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions regarding the collection of the Assessments in any fiscal year in which there is a projected shortfall of transportation fees or other contributed sources to cover the SIB loan payments.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- 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.
- In accordance with the schedule provided in Table 4 of Exhibit B, the Assessments shall be paid in not more than (20) twenty 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.
- The District Manager has caused to be made a preliminary assessment roll, 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.
- 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 persons 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.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4th day of May, 2021.

ATTEST:

**BABCOCK RANCH COMMUNITY  
INDEPENDENT SPECIAL DISTRICT**

/S/Craig Wrathell  
Secretary

By: /S/ Bill Vander May  
Its: Chair

**Exhibit A:** Preliminary Engineer's Report, dated January 5, 2021  
**Exhibit B:** Preliminary Offsite Road Improvement Special Assessment Methodology Report, dated April 29, 2021



