











# OFFICIAL COURTHOUSE WEBSITES:

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sarasotaclerk.com

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# Business Observer

LV10183

FIRST INSERTION

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

Case No.: 21-CA-006066  
VOLODYMYR REZNIUK, an individual, Plaintiff, vs. IRENE ARLENE RUBITSKI a/k/a IRENE ARLENE RYBITSKI, THE ESTATE OF IRENE ARLENE RUBITSKI a/k/a IRENE ARLENE RYBITSKI, UNKNOWN HEIRS OF IRENE ARLENE RUBITSKI, a/k/a IRENE ARLENE RYBITSKI, GEORGE RYBITSKI, THE ESTATE OF GEORGE RYBITSKI, UNKNOWN HEIRS OF GEORGE RYBITSKI, CHARLES LINDER, THE ESTATE OF CHARLES LINDER, UNKNOWN HEIRS OF CHARLES LINDER, and BEVERLY KOPACZ, Defendants.

TO: IRENE ARLENE RUBITSKI a/k/a IRENE ARLENE RYBITSKI 868 BLACK LAKE ROAD MACOMB, NY 13646  
THE ESTATE OF IRENE ARLENE RUBITSKI A/K/A IRENE ARLENE RYBITSKI C/O GEORGE RYBITSKI, its Personal Representative 868 BLACK LAKE ROAD MACOMB, NY 13646  
UNKNOWN HEIRS OF IRENE ARLENE RUBITSKI a/k/a IRENE ARLENE RYBITSKI 868 BLACK LAKE ROAD MACOMB, NY 13646  
GEORGE RYBITSKI 868 BLACK LAKE ROAD MACOMB, NY 13646  
UNKNOWN HEIRS OF GEORGE RYBITSKI 868 BLACK LAKE ROAD MACOMB, NY 13646  
CHARLES LINDNER 28 RICHLIND ROAD

COVINGTON TWP, PA 18444  
THE ESTATE OF CHARLES LINDNER 28 RICHLIND ROAD COVINGTON TWP, PA 18444  
UNKNOWN HEIRS OF CHARLES LINDNER 28 RICHLIND ROAD COVINGTON TWP, PA 18444  
BEVERLY KOPACZ 28 RICHLIND ROAD COVINGTON TWP, PA 18444

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT:

Lots 36 & 37, Block 2559, Unit 37, Cape Coral Subdivision, Plat Book 17, Pages 15-29, inclusive, Public Records, Lee County, FL

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before Aug. 29, 2022 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 100 SE Ocean Blvd, Stuart, FL 34994 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 18 day of July, 2022.

KEVIN C. KARNES  
Clerk of the Circuit Court  
[SEAL] By: M. Nixon  
As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney  
2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202  
July 29; Aug. 5, 12, 19, 2022

22-02478L

FIRST INSERTION

CLERK'S NOTICE OF SALE AS TO MORTGAGE THREE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CIVIL ACTION  
CASE NO. 13-CA-053309  
SUNCOAST SCHOOLS  
FEDERAL CREDIT UNION, Plaintiff,  
BRADLEY ORR; et al., Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure filed December 21, 2021 in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell at public sale to the highest bidder for cash, beginning at 9:00 AM on August 17, 2022, at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) in accordance with Chapter 45, Florida Statutes, that certain parcel of real property situated in Lee County, Florida, described as follows:

Legal Description is attached as Exhibit "A".

EXHIBIT "A" LEGAL DESCRIPTION OF MORTGAGE #3 PARCEL ONE:

Lots 1 and 2, Block C, Unit 2, Colvin's Town and Country Estates, a subdivision 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 Official Record Book 674, Page 282, Public Records of Lee County, Florida.

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

DATED JUL 22 2022.

KEVIN C. KARNES, CLERK  
Circuit Court of Lee County  
[SEAL] By: T. Cline  
Deputy Clerk

Shannon M. Puopolo, Esq.  
Henderson, Franklin, Starnes & Holt, P.A.  
P.O. Box 280  
Fort Myers, FL 33902-0280  
shannon.puopolo@henlaw.com  
July 29; Aug. 5, 2022 22-02484L

FIRST INSERTION

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

CASE NO. 22-CA-000690  
PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. JASON MICHAEL SISKO A/K/A JASON M. SISKO, ET AL.; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 15, 2022, in the above-styled cause. I will sell to the highest and best bidder for cash at <https://www.lee.realforeclose.com>, on August 17, 2022, at 09:00 AM the following described property:

Lot 6, Block 118, Unit 12, Lehigh Acres, Section 12, Township 44 South, Range 26 East Lehigh Acres, according to the Plat thereof, recorded in Plat Book 15, Page 61, of the Public Records of Lee County, Florida.  
Property Address: 4621 CONNIE AVE N, LEHIGH ACRES, FL 33971-0000

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

WITNESS my hand on day of July 22, 2022.

Kevin C. Karnes,  
Clerk of Court  
[SEAL] Theresa Cline  
Deputy Clerk of Court, Lee County  
(COURT SEAL)

MARINOSCI LAW GROUP, P.C.  
Attorney for the Plaintiff  
100 WEST CYPRESS CREEK ROAD, STE 1045  
FORT LAUDERDALE, FL 33309  
Telephone: (954)644-8704;  
Fax: (954) 772-9601  
ServiceFL@mlgdefaultlaw.com  
ServiceFL2@mlgdefaultlaw.com  
21-03649  
July 29; Aug. 5, 2022 22-02517L

FIRST INSERTION

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

CIVIL ACTION  
Case #: 19-CA-007885  
DIVISION: T

Wells Fargo Bank, N.A. Plaintiff, -vs.-

Karen J. Morris a/k/a Karen Jean Morris a/k/a Karen J. Myers-Morris; Karen J. Morris a/k/a Karen Jean Morris a/k/a Karen J. Myers-Morris, as Successor Trustee of The Raymond Arthur Myers Revocable Living Trust dated January 4, 2016; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Raymond Arthur Myers a/k/a Raymond A. Myers, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Spouse of Karen J. Morris a/k/a Karen Jean Morris a/k/a Karen J. Myers-Morris; Sunshine Mobile Village Residents Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 19-CA-007885 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Flor-

ida, wherein Wells Fargo Bank, N.A., Plaintiff and Karen J. Morris a/k/a Karen Jean Morris a/k/a Karen J. Myers-Morris 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 August 17, 2022, the following described property as set forth in said Final Judgment, to-wit:

LOT 167, OF THAT CERTAIN SUBDIVISION KNOWN AS MCGREGOR MOBILE MANOR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 151-152, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1978, MAKE: FLEETWOOD/SUNHOME, VIN#: FLFL2A748320609 AND VIN#: FLFL2B748320609.

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: July 25, 2022  
Kevin C. Karnes, Clerk of Court  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
[SEAL] Theresa Cline  
DEPUTY CLERK OF COURT

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
2424 North Federal Highway, Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
19-321452 FC01 WNI  
July 29; Aug. 5, 2022 22-02516L

# Q&A

## Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call:  
941-906-9386

LV18237\_V4

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

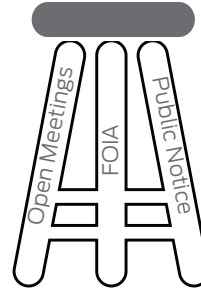
CALL 941-906-9386 and select the appropriate County name from the menu option OR e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

LV10250

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

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



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

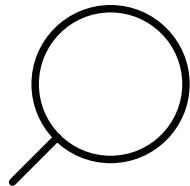


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

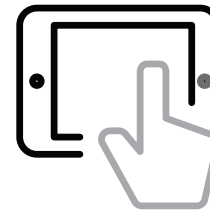
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



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# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



## 1. Accessible

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



## 2. Archivable

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



## 3. Independent

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



## 4. Verifiable

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



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