

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000118
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000188
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000031
NOTICE IS HEREBY GIVEN that Day Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:20230000215
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000123
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 23CP1268
Division Probate IN RE: ESTATE OF THOMAS F. PECK, Deceased.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000209
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000210
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000212
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000213
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000199
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000187
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000225
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000221
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000148
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000205
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001512
Division Probate IN RE: ESTATE OF CAROL Z. BRADY, Deceased.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000222
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000219
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

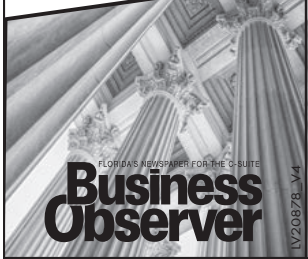
FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023000219
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001517
IN RE: ESTATE OF KAY CARTER WELLMAN Deceased.

FIRST INSERTION
DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu option
or email
legal@businessobserverfl.com



FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22-CA-002820

BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF A. EDWARD BATTAGLIA, II A/K/A A. EDWARD BATTAGLIA, DECEASED, et. al. Defendant(s),

TO: ALISON J. BATTAGLIA, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF A. EDWARD BATTAGLIA, II A/K/A A. EDWARD BATTAGLIA, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

A LOT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AND LYING SOUTHEASTERLY OF FORT MYERS BEACH ROAD (SR 865). SAID LOT OR PARCEL COMMONLY KNOWN AS LOT 3, BLOCK 6, UNIT 2, TIP TOP ISLES, AN

UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 7, N 89 DEGREES 24' 30" EAST ALONG THE SOUTH LINE OF SECTION 7 FOR 855.17 FEET; THENCE RUN NORTH 0 DEGREES 35' 30" WEST PERPENDICULAR TO SAID SOUTH LINE FOR 80 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING CONTINUE NORTH 0 DEGREES 35' 30" WEST FOR 125 FEET; THENCE RUN NORTH 89 DEGREES 24' 30" EAST PARALLEL WITH AND 205 FEET NORTH OF SAID SOUTH LINE OF SAID SECTION 7 FOR 80 FEET; THENCE RUN SOUTH 0 DEGREES 35' 30" EAST, PERPENDICULAR TO SAID SOUTH LINE FOR 125 FEET TO THE WATERS OF A BOAT CANAL; THENCE RUN SOUTH 89 DEGREES 24' 30" WEST PARALLEL WITH SAID SOUTH LINE AND ALONG SAID CANAL FOR 80 FEET TO THE POINT OF BEGINNING.

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

WITNESS my hand and the seal of this Court at County, Florida, this 24th day of May, 2023.

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: C. Richardson DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 21-109724 May 26; June 2, 2023 23-01653L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO: 2023CA001537 CLERK OF THE CIRCUIT COURT AND COMPTROLLER FOR LEE COUNTY, FLORIDA Plaintiff, vs.

THE CITY OF CAPE CORAL, FLORIDA, ANNA M. OLIVARES, PRESTIGE ASSETS FAMILY GROUP, LLC, THE UNKNOWN HEIRS OF ERICK OLIVARES (A/K/A BLAS OLIVARES) Defendants.

TO THE HEIR, KNOWN OR UNKNOWN, ASSIGNS, OR ANY PARTY CLAIMING BY OR THROUGH ERICK OLIVARES (A/K/A BLAS OLIVARES), YOU ARE NOTIFIED that an interpleader action to determine the distribution of Tax Deed Surplus Funds, as defined under §197.582, Florida Statutes for the issuance of tax deed from the Clerk's Tax Deed 2021002246 for the sale of a certain piece of real property located in Levy County, Florida and more precisely described as follows:

- a. Property Appraisers Parcel Identification Number: 18-44-23-C2-05305.0380
b. Address: 104 SW 34th Place, Cape Coral, FL 33991

The above-described action has been filed against you and you are required to serve a copy of your written defenses, if any, to the Clerk's Counsel, the Law Offices of Travis R. Walker, whose address is 1100 SE Federal Hwy, Stuart, Fla. 34994, on or before July 3, 2023 Notice of Action was filed in the Business Observer. You are also required to file the original defenses in this action with the clerk of court, who's address is 2075 Dr. Martin Luther King Jr Blvd, Fort Myers, Florida 33901, either before service on plaintiff's attorney or immediately thereafter, otherwise, a default will be entered against you for the relief demanded in the Complaint.

Dated on: 05/24/2023 Kevin C. Karnes Clerk of Court (SEAL) By: C. Richardson Deputy Clerk

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-101635 May 26; June 2, 9, 16, 2023 23-01654L

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 23-CA-005707 MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff, vs.

STUART LAGERBAUER, et. al. Defendant(s), TO: STUART LAGERBAUER and UNKNOWN SPOUSE OF STUART LAGERBAUER, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 34, BLOCK 7050, CORRAL LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE(S) 12 TO 28, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of this Court at County, Florida, this 24th day of May, 2023.

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: C. Richardson DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-101635 May 26; June 2, 2023 23-01652L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO. 22-CA-002507 WELLS FARGO BANK, N.A. AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-MHQ1, Plaintiff, vs.

UNKNOWN HEIRS OF KATHY WHITTLE A/K/A KATHY H. WHITTLE, ET AL. Defendants

To the following Defendant(s): UNKNOWN HEIRS OF KATHY WHITTLE A/K/A KATHY H. WHITTLE (CURRENT RESIDENCE UNKNOWN)

Last Known Address: UNKNOWN

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

LOT 19, BLOCK 3, SHELTERING PINES MOBILE HOME VILLAGE, AS PER PLAT RECORDED IN OFFICIAL RECORD BOOK 493, PAGES 607 AND 608, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH DOUBLE-WIDE MOBILE HOME YEAR/MAKE: 1980 GREAT DIVIDE-COACH MFG. A/K/A GREAVIN #GDLCL4493706A TITLE #19134808 RP #R0194187 AND VIN #GDLCL4493706B TITLE #19134809 RP # : R0194188 A/K/A 3552 UNIQUE CIRCLE, FORT MYERS FL 32908

has been filed against you and you are required to serve a copy of your written

defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, P.L.C., Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 24th day of May, 2023

KEVIN KARNES LEE COUNTY CLERK OF COURT (SEAL) By C Richardson As Deputy Clerk

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, P.L.C., Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH17140-22/ng May 26; June 2, 2023 23-01657L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 23-CA-005511 WELLS FARGO BANK, N.A., Plaintiff, vs.

KELLY BLEEDNER, AS TRUSTEE OF THE L. JEAN BLEEDNER REVOCABLE TRUST, DATED APRIL 5, 2001; et al., Defendant(s).

TO: Unknown Beneficiaries of the L. Jean Bleedner Revocable Trust, Dated April 5, 2001

Last Known Residence: Unknown

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

THE FOLLOWING DESCRIBED PROPERTY IN LEE COUNTY, FLORIDA: STARTING 1047.5 FEET NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LYING IN LEE COUNTY, STATE OF FLORIDA, AND RUNNING 209.5 FEET NORTH; THENCE 208 FEET WEST; THENCE 209.5 FEET SOUTH, THENCE 208 FEET EAST; AND BEGIN AT A POINT 1257 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE WEST 233 FEET; MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE EAST 233 FEET TO THE EAST LINE OF SAID PARTIAL SECTION; THENCE SOUTH 83 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE EAST 233 FEET TO THE EAST LINE OF SAID PARTIAL SECTION; THENCE SOUTH 83 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, RESERVING A ROAD EASEMENT OVER THE WEST 25 FEET THEREOF; TOGETHER WITH THE ROAD EASEMENT OVER PARCEL DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7, RUN WEST 208 FEET TO THE POINT OF BEGINNING OF SAID ROADWAY EASEMENT; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 1341 FEET (1290 DEED), MORE OR LESS, TO THE NORTH SIDE OF RICH ROAD; THENCE WEST ALONG THE NORTH SIDE OF RICH ROAD 50 FEET; THENCE NORTH TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF SECTION 7; THENCE EAST 50 FEET TO THE POINT OF BEGINNING; AND STARTING 838 FEET FROM THE SOUTHEAST CORNER OF

THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LYING IN LEE COUNTY, STATE OF FLORIDA, AND RUNNING 209.6 FEET NORTH; THENCE 208 FEET WEST; THENCE 209.6 FEET SOUTH; THENCE 208 FEET EAST; AND, A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE RUN SOUTH 87° 05' 00" WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 233.00 FEET; THENCE RUN NORTH 01° 34' 28" WEST, ALONG A LINE 233.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 670.52 FEET TO THE SOUTH LINE OF NORTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUN SOUTH 87° 09' 59" WEST, ALONG SAID SOUTHERLY LINE FOR 331.67 FEET; THENCE RUN NORTH 01° 34' 28" WEST FOR 671.00 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7; THENCE RUN NORTH 87° 14' 58" EAST, ALONG SAID LINE FOR 331.67 FEET; THENCE RUN SOUTH 01° 34' 28" EAST, A DISTANCE OF 670.52 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ROAD RIGHT-OF-WAY PURPOSES OVER AND ACROSS THE EASTERLY 25.00 FEET THEREOF.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 days of 1st Publication Date, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on May 23, 2023 Kevin C. Karnes As Clerk of the Court (SEAL) By: K Shoap As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1113-14492B Ref# 4045 May 26; June 2, 2023 23-01641L

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-005459 UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE MORTGAGE, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAJ WESLEY MIRJAH A/K/A WESLEY MIRJAH, DECEASED, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAJ WESLEY MIRJAH A/K/A WESLEY MIRJAH, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

APARTMENT C-5, OF SEMINOLE GARDEN APARTMENTS CONDOMINIUM UNIT C, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM DECLARATION ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 1038, PAGE 1029.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 within /(30 days from Date of First Publication of this

Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

WITNESS my hand and the seal of this Court at County, Florida, this 24th day of May, 2023.

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: C. Richardson DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-103518 May 26; June 2, 2023 23-01658L

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

hillsclerk.com

sarasotaclerk.com

pascoclerk.com

charlotteclerk.com

pinellasclerk.org

leeclerk.org

polkcountyclerk.net

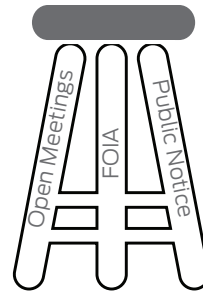
collierclerk.com

myorangeclerk.com

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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

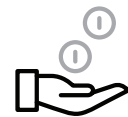


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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



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.

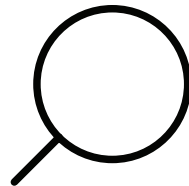


Citizens continue to learn about vital civic matters from newspaper notices.

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

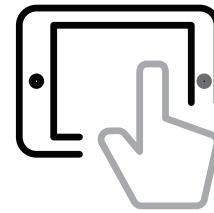
Verifying publication is difficult-to-impossible on the web.

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.



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

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



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.

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