



--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001369
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars 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 #:2023001362
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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 #:2023001351
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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 #:2023001363
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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 #:2023001419
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 #:2023001420
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 #:2023001364
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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 #:2023001365
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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 #:2023001471
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 #:2023001478
NOTICE IS HEREBY GIVEN that TEN EAGLES LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001413
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 #:2023001414
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.

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF ACTION FOR Temporary custody by extended family
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-DR-000022
Division: Judge: Carlin, John S
Emilce Caguana
Petitioner and
Father Unknown Roxana Munoz (deceased)
Respondent.

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 24-DR-000891
Division: Judge: Schreiber, Lee Ann
Annette Kriete, Petitioner, and
Lewis F Kriete, Respondent.

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 23-DR-004325
Division: Judge: Hawthorne, Amy R
Teresa Mufdy, Petitioner, and
RAMADAN RAGAB MAHFOUZ, Respondent.

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2023001359
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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 #:2023001360
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc 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 #:2023001366
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.



How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice email: legal@businessobserverfl.com

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
Business Observer logo





--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000505
Division: Probate
IN RE: ESTATE OF
DOROTHY GAINER HENSON,
Deceased.
TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE.

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-003186
Division: Probate
IN RE: ESTATE OF
ALICE L. BURKE,
Deceased.
TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE.

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO: 22-CA-4258
MERLE S. HUFFMAN and
CHARLENE S. HUFFMAN, as
Co-Trustees of the Huffman
Revocable Trust dated January 21,
1994,
Plaintiff, v.
BRUCE WIEGAND, UNKNOWN
PERSONS IN POSSESSION
and UNKNOWN TENANTS IN
POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN that,
pursuant to the Final Summary Judgment
of Foreclosure, entered in Civil
Acton No. 22-CA-4258 of the Circuit
Court of the Twentieth Judicial Circuit
in and for Lee County, Florida, wherein,
MERLE S. HUFFMAN and CHAR-
LENE S. HUFFMAN, as Co-Trustees of
the Huffman Revocable Trust dated
January 21, 1994, is the Plaintiff, and
BRUCE WIEGAND, UNKNOWN
PERSONS IN POSSESSION, and UN-
KNOWN TENANTS IN POSSESSION are
the Defendants. Kevin C. Karnes,
as Clerk of the Circuit Court, shall sell
to the highest and best bidder by elec-
tronic sale BEGINNING AT 9:00 A.M.
at www.lee.realforeclose.com, IN AC-
CORDANCE WITH SECTION 45.031,
FLORIDA STATUTES, on MARCH 22,
2024. The following described prop-
erty as set forth in said Final Summary
Judgment of Foreclosure, to wit:

FIRST INSERTION
TRUSTEES NOTICE OF
FORECLOSURE PROCEEDING
TO: (See Exhibit A Obligor)
YOU ARE NOTIFIED that a
TRUSTEES NON-JUDICIAL PRO-
CEEDING to enforce a Lien in favor
of Coconut Plantation Condominium
Association, Inc., a corporation not-
for-profit under the laws of the State of
Florida has been instituted on the fol-
lowing Timeshare Ownership Interest
at Coconut Plantation described as:

FIRST INSERTION
NOTICE OF LIEN FORECLOSURE
SALE
COUNTY COURT OF THE 20th
JUDICIAL CIRCUIT IN AND FOR
LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 2023-CC-3595
Judge: Kimberly Davis Bocelli
PINE RIDGE AT FT. MYERS
VILLAGE 1 CONDOMINIUM
ASSOCIATION, INC., a Florida
non-profit corporation,
Plaintiff, v.
THE UNKNOWN HEIRS OF TOBY
COHEN and all others claiming by,
through or under TOBY COHEN,
Defendants.
NOTICE IS HEREBY given as required
by an Amended Final Judgment of Lien
Foreclosure - Count I entered in Case
No. 2023-CC-3595 of the County Court
of the Twentieth Judicial Circuit in and
for Lee County, Florida, where PINE
RIDGE AT FORT MYERS VILLAGE
CONDOMINIUM 1 ASSOCIATION,
INC. is the Plaintiff and THE UN-
KNOWN HEIRS OF TOBY COHEN
and all others claiming by, through or
under TOBY COHEN as the Defend-
ant. I will sell to the highest bidder for
cash beginning at 9:00 a.m. at www.
lee.realforeclose.com in accordance
with Chapter 45 Florida Statutes on the
APRIL 4, 2024, the following described
property in accordance with the Sum-
mary Final Judgment in Foreclosure:

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 19-CA-005577
DITECH FINANCIAL LLC F/K/A
GREEN TREE SERVICING LLC,
Plaintiff, vs.
DALE A. MAYBIN, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated February 12, 2024, and entered
in 19-CA-005577 2D22-2084 of the
Circuit Court of the TWENTIETH
Judicial Circuit in and for Lee County,
Florida, wherein U.S. BANK NATION-
AL ASSOCIATION, NOT IN ITS IN-
DIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST is the Plaintiff
and DALE A. MAYBIN; UNKNOWN
SPOUSE OF DALE A. MAYBIN are the
Defendant(s). Kevin C. Karnes as the
Clerk of the Circuit Court will sell to
the highest and best bidder for cash at
www.lee.realforeclose.com, at 09:00
AM, on March 13, 2024, the following
described property as set forth in said
Final Judgment, to wit:

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-3995
Division: Probate
IN RE: ESTATE OF
BARBARA KASPER
Deceased.
TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE.

FIRST INSERTION
TRUSTEES NOTICE OF
FORECLOSURE PROCEEDING
TO: (See Exhibit A Obligor)
YOU ARE NOTIFIED that a
TRUSTEES NON-JUDICIAL PRO-
CEEDING to enforce a Lien in favor
of Coconut Plantation Condominium
Association, Inc., a corporation not-
for-profit under the laws of the State of
Florida has been instituted on the fol-
lowing Timeshare Ownership Interest
at Coconut Plantation described as:

FIRST INSERTION
NOTICE OF LIEN FORECLOSURE
SALE
COUNTY COURT OF THE 20th
JUDICIAL CIRCUIT IN AND FOR
LEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 22-CA-000256
PHH MORTGAGE
CORPORATION,
Plaintiff, vs.
DONELL E. MOTT; UNKNOWN
SPOUSE OF DONELL E. MOTT;
Defendants
NOTICE IS HEREBY GIVEN pursu-
ant to a Consent Final Judgment
in Mortgage Foreclosure dated No-
vember 20 2023, and entered in Case
No. 22-CA-000256, of the Circuit
Court of the Twentieth Judicial Cir-
cuit in and for LEE County, Florida.
PHH MORTGAGE CORPORATION
(hereafter "Plaintiff"), is Plaintiff and
DONELL E. MOTT; UNKNOWN
SPOUSE OF DONNELL E. MOTT,
are defendants. Kevin Karnes, 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 20TH day of MARCH,
2024, the following described property
as set forth in said Final Judgment, to
wit:

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO. 22-CA-000256
PHH MORTGAGE
CORPORATION,
Plaintiff, vs.
DONELL E. MOTT; UNKNOWN
SPOUSE OF DONELL E. MOTT;
Defendants
NOTICE IS HEREBY GIVEN pur-
suant to a Consent Final Judgment
in Mortgage Foreclosure dated No-
vember 20 2023, and entered in Case
No. 22-CA-000256, of the Circuit
Court of the Twentieth Judicial Cir-
cuit in and for LEE County, Florida.
PHH MORTGAGE CORPORATION
(hereafter "Plaintiff"), is Plaintiff and
DONELL E. MOTT; UNKNOWN
SPOUSE OF DONNELL E. MOTT,
are defendants. Kevin Karnes, 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 20TH day of MARCH,
2024, the following described property
as set forth in said Final Judgment, to
wit:

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO. 22-CA-000256
PHH MORTGAGE
CORPORATION,
Plaintiff, vs.
DONELL E. MOTT; UNKNOWN
SPOUSE OF DONELL E. MOTT;
Defendants
NOTICE IS HEREBY GIVEN pur-
suant to a Consent Final Judgment
in Mortgage Foreclosure dated No-
vember 20 2023, and entered in Case
No. 22-CA-000256, of the Circuit
Court of the Twentieth Judicial Cir-
cuit in and for LEE County, Florida.
PHH MORTGAGE CORPORATION
(hereafter "Plaintiff"), is Plaintiff and
DONELL E. MOTT; UNKNOWN
SPOUSE OF DONNELL E. MOTT,
are defendants. Kevin Karnes, 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 20TH day of MARCH,
2024, the following described property
as set forth in said Final Judgment, to
wit:

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 19-CA-005577
DITECH FINANCIAL LLC F/K/A
GREEN TREE SERVICING LLC,
Plaintiff, vs.
DALE A. MAYBIN, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated February 12, 2024, and entered
in 19-CA-005577 2D22-2084 of the
Circuit Court of the TWENTIETH
Judicial Circuit in and for Lee County,
Florida, wherein U.S. BANK NATION-
AL ASSOCIATION, NOT IN ITS IN-
DIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST is the Plaintiff
and DALE A. MAYBIN; UNKNOWN
SPOUSE OF DALE A. MAYBIN are the
Defendant(s). Kevin C. Karnes as the
Clerk of the Circuit Court will sell to
the highest and best bidder for cash at
www.lee.realforeclose.com, at 09:00
AM, on March 13, 2024, the following
described property as set forth in said
Final Judgment, to wit:

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

Van Ness Law Firm, PLC
1239 E. Newport Center Drive
Suite #110
Deerfield Beach, Florida 33442
Phone (954) 571-2031
Pleadings@vanlawfl.com
FN16929-21PHH/sap
Feb. 23; Mar. 1, 2024 24-00588L



--- SALES / ACTIONS ---

FIRST INSERTION

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

**Case No.: 23-CA-009184**  
**ELEADES ZUVIETA,**  
**Plaintiff, v.**  
**WILLIAM FALLON, an individual;**  
**AND ANY AND ALL UNKNOWN**  
**PARTIES CLAIMING THROUGH,**  
**UNDER, OR AGAINST THE**  
**ABOVE-NAMED DEFENDANTS**  
**WHO ARE NOT KNOWN TO BE**  
**DEAD OR ALIVE, WHETHER**  
**SAID UNKNOWN PARTIES MAY**  
**CLAIM AN INTEREST AS SPOUSE,**  
**HEIRS, DEVISEES, GRANTEEES,**  
**LIENORS, CREDITORS, OR**  
**OTHER CLAIMANTS,**  
**Defendants.**

TO: All persons and entities, whose identities are not known to Plaintiff, ELEADES ZUVIETA, ("Plaintiff"), claiming any right, title or interest in the real property herein described, by, through, under or against Defendant, WILLIAM FALLON.

YOU ARE NOTIFIED that an action to quiet title and for declaratory relief regarding the following described real property, in Lee County, Florida:

EAST 1/2 OF LOT 13, BLOCK 39, UNIT 12, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
having a street address of: 3707 East 15th Street, Lehigh Acres,

Florida 33972  
Parcel ID:  
13-44-27-12-00039.013B  
Has been filed against you, and you are required to serve a copy of your written defenses, if any, to it, on Plaintiff's attorneys, whose names and addresses are as follows:

ADAM I. SKOLNIK  
Florida Bar No.: 728081  
askolnik@skolniklawpa.com (primary)  
courts@skolniklawpa.com (secondary)  
fskolnik@skolniklawpa.com  
(alternate)

LAW OFFICE OF ADAM I.  
SKOLNIK, P.A.  
1761 WEST HILLSBORO BOULE-  
VARD, SUITE 207  
DEERFIELD BEACH, FLORIDA  
33442

TELEPHONE: 561.265.1120  
FACSIMILE: 561.265.1828  
Counsel for Plaintiff, Eleades Zuvietta on of before April 01, 2024 FIRST PUBLICATION and to file original written defenses with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four (4) consecutive weeks in the BUSINESS OBSERVER.

Dated on: 02/19/2024  
Kevin C. Karnes  
Clerk of the Court  
(SEAL) By: N. Watson  
Deputy Clerk

4861-8686-3523, v. 2  
Feb. 23; Mar. 1, 8, 15, 2024  
24-00607L

FIRST INSERTION

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

**CASE NO.: 22-CA-004322**  
**ALTENOR AND FAMILY A TEAM**  
**ENTERPRISES, INC.,**  
**Plaintiff, v.**  
**AGT PROPERTIES LLC; J.C.**  
**SMITH; and N. BELANGER,**  
**Defendants.**

TO: J.C. SMITH  
260 COXE BOULEVARD  
MILTON, ONTARIO L9T 4K8, CAN-  
ADA  
N. BELANGER  
260 COXE BOULEVARD  
MILTON, ONTARIO L9T 4K8, CAN-  
ADA

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

THE FOLLOWING DE-  
SCRIBED LAND, SITUATE,  
LYING, AND BEING IN LEE  
COUNTY, FLORIDA, TO WIT:  
LEHIGH ACRES UNIT 9 BLK  
33 DB 254 PG 90 LOT 18, ac-  
cording to the map or plat  
thereof on file in the office of the  
Clerk of the Circuit Court, Public

records of Lee County, Florida.  
Property Appraiser's  
ID Number: 12-44-27-09-  
00033.0180

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 March 26 2024 of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, Florida 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this day of 02/15/2024  
Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: N. Watson  
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  
Feb. 23; Mar. 1, 8, 15, 2024  
24-00584L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR

LEE COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 24-CA-726**

**JAMES MORENCY and**  
**KIMBERLY MORENCY**  
**Plaintiffs, -vs-**  
**JILL ROBERTSON, and all other**  
**parties claiming by, through, under**  
**and against it; and all unknown**  
**natural persons, if alive and of not**  
**known to be dead or alive, their**  
**several and respective spouses, heirs,**  
**devisees, grantees, and creditors or**  
**other parties claiming by, through**  
**or under those unknown natural**  
**persons and its several unknown**  
**assigns, successors in interest,**  
**trustees, or any other persons**  
**claiming by, through, under or**  
**against any corporation or other**  
**legal entity named as defendant;**  
**and all claimants, persons or parties**  
**natural or corporate whose exact**  
**status is unknown, claiming under**  
**any of the above named or described**  
**defendants or parties who are**  
**claiming to have any right, title or**  
**interest in and to the lands hereafter**  
**described,**  
**Defendants.**

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

described Lee County, Florida:

Unit/Lot number 37 of Sun-N-Fun Mobile Home Village, a Residential Cooperative, a cooperative, which comprises a portion of and is situated on the following described real property: Unit #37, Sun-N-Fun Mobile Home Village, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 2376, Pages 2998 through 3059, inclusive, of the Public Records of Lee County, Florida. Together with the mobile home located thereon; the year, make, model and identification numbers thereof to be provided. Physical Address: 5558 Palm Beach Boulevard #37, Fort Myer, FL 33905  
Strap No.: 34-43-25-08-00000.0370

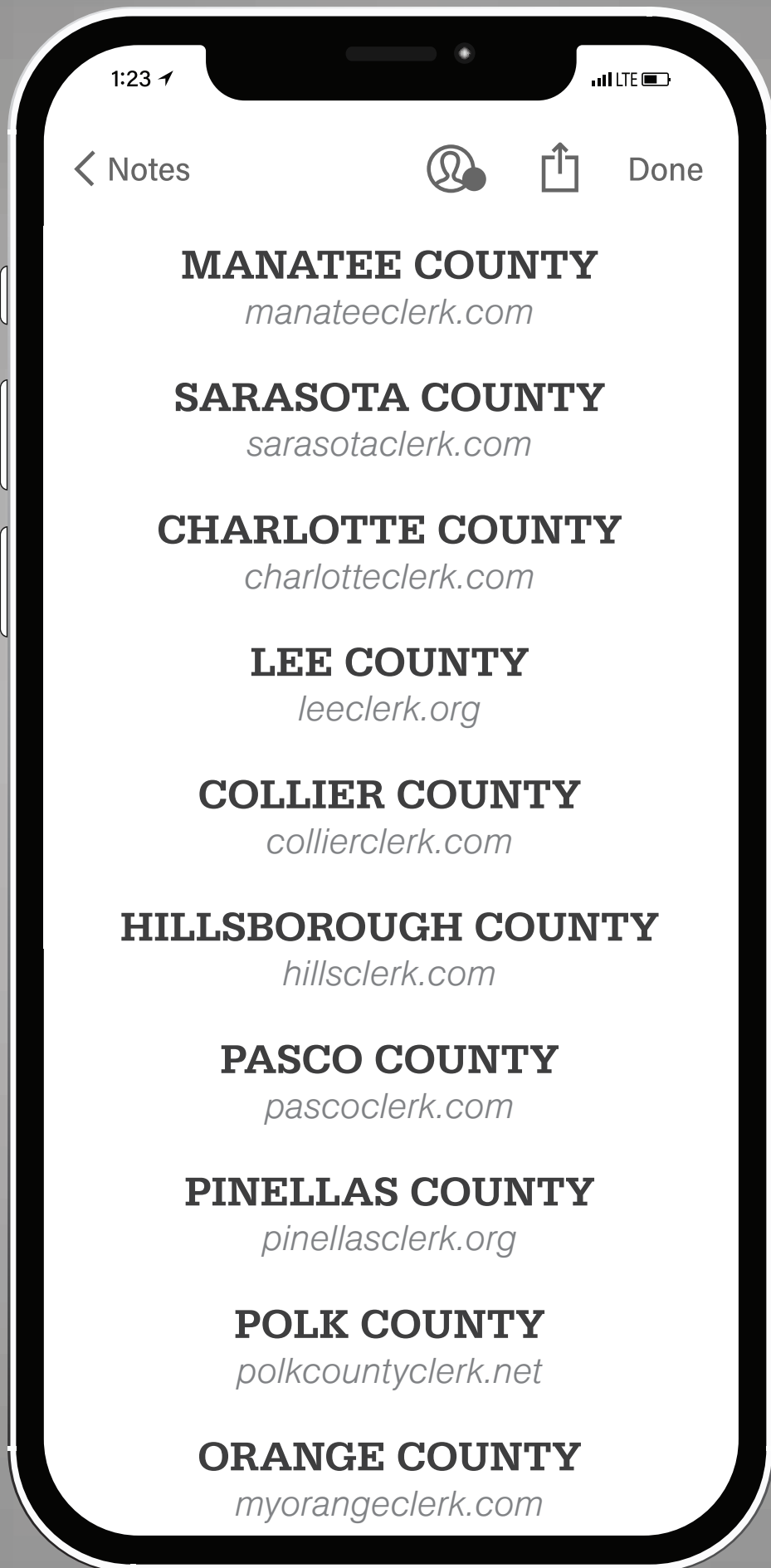
YOU, AND EACH OF YOU, ARE HEREBY NOTIFIED that a suit to quiet title to the above described property has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Michael W.B. Faulkner, Esquire, Plaintiff's Attorney, of the law firm of Jones, Haber & Rollings, whose address is 1633 SE 47th Terrace, Cape Coral, Florida 33904 and file the original with the Clerk of this Court on or before March 26, 2024, otherwise the allegations of the Complaint will be taken as confessed.

This Notice shall be published once a week for four consecutive weeks in Fort Myers, Florida.  
Dated: 02/16/2024

KEVIN C. KARNES,  
Clerk of Circuit Court  
(SEAL) By: N. Watson  
Deputy Clerk

Michael W.B. Faulkner, Esquire,  
Plaintiff's Attorney,  
Jones, Haber & Rollings,  
1633 SE 47th Terrace,  
Cape Coral, Florida 33904  
Feb. 23; Mar. 1, 8, 15, 2024  
24-00585L

# OFFICIAL COURTHOUSE WEBSITES



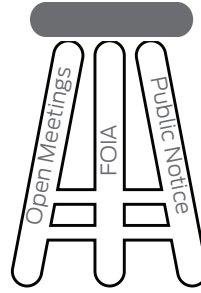
## CHECK OUT YOUR LEGAL NOTICES

[floridapublicnotices.com](http://floridapublicnotices.com)

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

# 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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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.

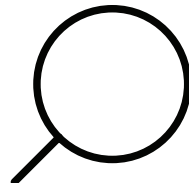


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

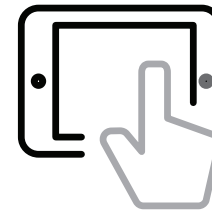
**Verifying publication is difficult-to-impossible on the web.**

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.



**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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# 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
-  Land and Water Use
-  Meeting Minutes or Summaries
-  Creation of Special Tax Districts
-  Agency Proposals
-  School District Reports
-  Proposed Budgets and Tax Rates
-  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

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## SUBSEQUENT INSERTIONS

### THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

Case No.: 24-DR-000662  
Division: Judge: Carlin, John S  
OSCAR R. ZUNIGA, Petitioner and SONIA N. TORRES Respondent.  
TO: SONIA N. TORRES  
5231 27TH ST SW, LEHIGH ACRES FL 33973 (04/30/2021)

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OSCAR R. ZUNIGA, whose address is 620 TARAPIN AVE, LEHIGH ACRES, FL 33974 on or before March 12, 2024, and file the original with the clerk of this Court at 1700 MONROE ST, FORT MYERS, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: \_\_\_\_\_

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

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

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

Dated: 02/01/24  
CLERK OF THE CIRCUIT COURT (SEAL) BY: JG  
Deputy Clerk

OLGA PENA  
OLGA PENA FALCON CORP  
1305 HOMESTEAD RD N  
LEHIGH ACRES, FL 33936  
239-810-8967  
Feb. 9, 16, 23; Mar. 1, 2024  
23-00450L

### SECOND INSERTION

NOTICE TO CREDITORS (Single Personal Representative) IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

File No.: 24-CP-000212  
Probate Division: P5  
IN RE: THE ESTATE OF ARTHUR TODD COOK, Deceased.

The administration of the Estate of ARTHUR TODD COOK, deceased, whose date of death was August 8, 2023, File Number: as referenced above, 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 Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF 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 unmatured, 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 FILED WITHIN THE TIME PERIODS SET FORTH IN §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 February 16, 2024.

Personal Representative:  
/S SHANDI SUPP  
2814 Hamstrom Road  
Portage, IN 46368  
Attorney for Personal Representative:  
ADAM S. GUMSON  
JUPITER LAW CENTER  
RiverPlace Professional Center  
1003 W. Indiantown Road - Suite 210  
Jupiter, Florida 33458-6851  
Telephone : (561) 744 - 4600  
Florida Bar No.: 906948  
E-mail: [asg@jupiterlawcenter.com](mailto:asg@jupiterlawcenter.com)  
February 16, 23, 2024 24-00530











