

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

#### REQUEST FOR PROPOSALS ("RFP") LAKE BANK AND LAKE MAINTENANCE SERVICES FOR BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES AND NOTICE OF EVALUATION COMMITTEE MEETING

#### Charlotte and Lee Counties, Florida REQUEST FOR PROPOSALS

Notice is hereby given that Babcock Ranch Community Independent Special District (the "District") will accept proposals from all qualified companies interested in providing Lake Bank and Lake Maintenance services. These services include but are not limited to providing and maintaining the overall Lake Bank and Lake Maintenance services program throughout Babcock Ranch Community, working with other landscape contractors of the District (the "Project").

The project manual ("Project Manual") will be made available upon request to the District Manager at Bid@babcockranchcommunityisd.com beginning on **June 7, 2024 at 2:00 p.m. (EST)**. The Project Manual will consist of a completed PDF document of the proposal package with Specifications containing all available supplemental information. The Project Manual may be amended and supplemented from time to time via a written addendum(s); interested proposers are responsible for ensuring they obtain all available Project Manual, including an addendum, if any.

Any and all questions relative to this request for proposals shall be only direct-

ed in writing to the District Manager, at Bid@babcockranchcommunityisd.com with email copies to Andrew Kantarzhia at kantarzhia@whhassociates.com, Christina Kontos at kontos@kitsonpartners.com, and Alyssa Willson at alyssa.willson@kutakrock.com. All questions must be submitted on or before **5:00 p.m. (EST) on June 27, 2024**.

Firms desiring to submit proposals for this project may attend an in-person, optional, pre-proposal meeting, on **June 13, 2024, at 2:00 p.m. (EST) at 42881 Lake Babcock Drive, Punta Gorda, Florida 33982 (Hatchery East Conference Room)**. Please contact the District Manager at bid@babcockranchcommunityisd.com with a copy to Andrew Kantarzhia, at kantarzhia@whhassociates.com with any questions.

Firms desiring to submit proposals must submit one (1) original, eight (8) hard copies, and (1) electronic copy of the required proposal no later than **July 12, 2024 at 12:00 p.m. (EST) at 42850 Crescent Loop, Suite 200, Babcock Ranch, Florida 33982, attention: Rob Arent**. As noted below, all timely-received proposals will be publicly opened on the date, time, and location provided below. Additionally, as further described in the Project Manual, each proposer shall supply a proposal bond or cashier's check in the amount of five-thousand dollars (\$5,000.00) with its proposal.

Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as "Babcock Ranch Community Independent Special District Lake Bank and Lake Maintenance Services Proposal." Proposals may be either mailed or hand-delivered.

No facsimile, telephonic, electronic, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal will not be considered but can be claimed by the owner within ten (10) calendar days of the submittal deadline or if not retrieved within the aforementioned timeframe, may be destroyed by the District or returned to the proposer.

Ranking of proposals will be made on the basis of qualifications and price according to the criteria set forth in the evaluation criteria contained within the Project Manual; however, please note that in order to be qualified, each proposer must (1) be authorized to do business in Florida, and hold all applicable required state and federal licenses, including but not limited to Charlotte County, in good standing and; (2) have at least five (5) years' experience with Exotic Vegetation Control & Lake Maintenance. All proposers should acquire a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available during the meeting. The District reserves the right in its sole discretion to make amendments, supplements, or changes to the Project Manual up until the time of the proposal submittal, and to provide notice of such changes only to those proposers who have requested a Project Manual.

If reasonable accommodations are needed for participation in any proposal-related meetings, please contact the District Manager, Craig Wrathell, at (877) 276-0889 | wrathell@whhassociates.com at least forty-eight (48) hours in advance.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal

forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the issuance of this Notice for Request for Proposal. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager. Any proposer who files a notice of protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Fail-

ure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

Rankings will be made based on the evaluation criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such an award other than the lowest price proposal. The District has the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause to one or more proposers, provide for the delivery of the Project in phases, waive any technical errors, informalities or irregularities, and to award the contract in whole or in part with or without cause if it determines in its discretion it is in the best interest of the District to do so.

#### Notice of Public Meeting for Proposal Opening

A public meeting will be held on **July 12, 2024, at 12:45 p.m. (EST)** at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room) to open the timely-received proposals. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the timely-received proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be speci-

fied on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 561) 571-0010 or (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.

#### Notice of Public Meeting for Evaluation Committee

A public meeting of the District's evaluation committee will be held on **July 25, 2024, at 2:00 p.m.** at 42881 Lake Babcock Drive, Second Floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of evaluating the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Craig Wrathell, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 561) 571-0010 or (877) 276-0889 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 1-800-955-8770 or 1-800-955-8771, for aid in contacting the District Office.  
June 7, 2024 24-02274L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 25, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534**

**Time: 09:45 AM**

**Sale to be held at www.storage-treasures.com.**

1038 - Richards, Wendy; 1074 - matthews, Raven; 1079 - Akes, Amy; 1145 - little, Wyatt; 1264 - Townsend, Monteshea; 2029 - Owens, Kendra; 2036 - taylor, vincent; 2095 - pischeda, Sean; 2102 - Aguilar, Fausto; 2111 - Olson, Erik; 2122 - Barr, Jasmine; 2141 - Cosby, Jamilia; 2161 - zacarias, Michael; 2245 - Jackson, Alexandra; 2261 - barton, Christina; 2295 - Gonzalez-Mendez, Alex; 3036 - Crutchley, Nicholas; 3052 - Bosman, Ashley; 3074 - Jackson, Cheyenne; 3110 - Wolfson, Ryan; 3113 - Lugo, Nancy; 3128 - Crespo, Mireysa; 3185 - Murphy, Stefan; 3210 - Gehrisch, Michael; 3302 - Rios, Susan  
**PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447**

**Time: 10:00 AM**

**Sale to be held at www.storage-treasures.com.**

1055 - Hale, Christopher; 1211 - Harris, Taneisha; 2086 - Major Impact Impact, Major ; 2102 - Marcellus, Jackinson; 2193 - Loressal, Chelsea; 2297 - Bordeaux, April

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
June 7, 14, 2024 24-02250L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 25, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211** Time: 10:45 AM Sale to be held at www.storage-treasures.com. 0011 - Lewis, Jasmin; 0088A - Bien Aime, Vicknaya; 0105 - Zero The Hero Bailbonds, ZeroTheHero; 0139 - Acosta Aguilar, Elder; 0201D - Cooper, Joshua; 0211 - Sornoza, Gabriel; 0245 - foster, Courtney; 0267 - Gadson, Shameka; 0431 - McMichael, Erin; 0432 - garcia, Michael; 0474 - Fitzgerald, Traci; 0531 - Villalobos, Rachel; 0538 - Tucker, Leila; 0575 - Smith, Sharde; 0605 - bordeaux, Bleu; 0672 - Odom, Toni; 0997 - Hernandez, Gregorio; 1390 - Lopez, Joanna

**PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721** Time: 11:00 AM Sale to be held at www.storage-treasures.com. 0023A - Cardona, Jesus; 0029D - isaacs, Kevin; 1112 - Chavarria, Guadalupe; 1168 - TONGE, SALOME

**PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489** Time: 11:15 AM Sale to be held at www.storage-treasures.com. 086 - Watts, Gregory; 107 - Williams, Terrence; 115 - Broomfield, Robert; 146 - jeannelas, matthieu; 238 - fleurissant, Rolph; 349 - Proctor, Mark; 398 - Bordeaux, April; 930 - DeAngelis, Jenna; X1002 - Watts, Gregory

**PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571** Time: 12:15 PM

Sale to be held at www.storage-treasures.com. 2063 - Kern, Amanda; 3205 - Katz, Robert

**PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897** Time: 12:30 PM

Sale to be held at www.storage-treasures.com. B001 - Sanchez, Rosalba; C030 - KOSZESZA, MELISSA; D048 - Kollock, Ronnie; D049 - Parker, Nicole; F016 - Saldivar, Amy; F040 - Martins, Jennifer

**PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811** Time: 12:45 PM Sale to be held at www.storage-treasures.com. A005K - Rivera, Desiree; C055 - Lugo, Sandra; C059 - Duran, Christopher; D106 - yosbel, capote; E169 - Rubalcaba, Sonya; E178 - Gewant, Anne; F228 - Paez, Janet; H253 - Horvath, Dina; H272 - MORSE, SHEDRICKA; I308 - Santiago Otero, Keila; I334 - Kosick, Robert; J355 - DeLaPorte, Britney; J360 - Fidalgo, Alice C; J361 - DeLaPorte, Britney; K443 - Dominguez, Angel; K451 - Paulette, Harold; L476 - Charaniya, Zain

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
June 7, 14, 2024 24-02293L

#### FIRST INSERTION

##### Fictitious Name Notice

Fictitious Name Registration Requirement for Fancy Dancy, LLC DBA Gotcha Covered - Bonita Springs / N. Naples, FL  
June 7, 2024 24-02319L

#### FIRST INSERTION

##### FICTITIOUS NAME NOTICE

Notice is hereby given that WULFF, INC., OWNER, desiring to engage in business under the fictitious name of EATS AT THE BEACH located at 61 AVE C, FT MYERS BEACH, FLORIDA 33908 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
June 7, 2024 24-02279L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Cape Storage, LLC, 4068 Foxhound Dr., Clermont, FL 34711, desiring to engage in business under the fictitious name of CubeSmart 5963, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
June 7, 2024 24-02318L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of UNIVISTA INSURANCE located at 9250 College Parkway, Unit #5 in the City of Fort Myers, Lee County, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of June, 2024.

M ANGELO LLC

Olivia Gonzalez Pinera

June 7, 2024 24-02300L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in health care services under fictitious name of GOLISANO PEDIATRICS Franklin Park Located at 2330 Henderson Ave.; Suite 200; Fort Myers, FL 33916, in the County of Lee and intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lee County, Florida, this 30th of May 2024.

Lee Memorial Health System

June 7, 2024 24-02298L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MAGNOLIA BREAST CENTER located at 3555 KRAFT ROAD, SUITE 130 in the City of NAPLES, Lee County, FL 34105 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of June, 2024.

INSPIRE ONCOLOGY LLC

JAMES BUNNELL

June 7, 2024 24-02282L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/21/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2022 LGCY HS L35602 . Last Tenants: FRED DAVID MASCO, ESTATE OF FRED DAVID MASCO, AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF FRED DAVID MASCO, ELIZA MASCO AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FRED DAVID MASCO. Sale to be at RIVERS MHC LLC, 16700 SLATER RD N, FORT MYERS, FL 33912. 813-241-8269.  
June 7, 14, 2024 24-02308L

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW

##### Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JOSEFIN SERVICES, located at 15050 Elderberry Lane, in the City of Fort Myers, County of Lee, State of FL, 33907, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 4 of June, 2024.

Josmel German

15050 Elderberry Lane

Fort Myers, FL 33907

June 7, 2024 24-02307L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ALIGN located at 3431 Bonita Beach Rd Ste 205, in the County of Lee, in the City of Bonita Springs, Florida 34134 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bonita Springs, Florida, this 4th day of June, 2024.

ALIGN PILATES MASSAGE

STUDIO, PLLC

June 7, 2024 24-02299L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of INSPIRE UROLOGY located at 3555 KRAFT ROAD, SUITE 130 in the City of NAPLES, Lee County, FL 34105 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of June, 2024.

INSPIRE ONCOLOGY LLC

JAMES BUNNELL

June 7, 2024 24-02281L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ENCORE UROLOGY located at 3555 KRAFT ROAD, SUITE 130 in the City of NAPLES, Lee County, FL 34105 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of June, 2024.

INSPIRE ONCOLOGY LLC

JAMES BUNNELL

June 7, 2024 24-02280L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TROPIC TAILS FARM : Located at 4140 Orange River Loop Rd : Lee County in the City of Fort Myers : Florida, 33905-5814 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Fort Myers Florida, this

June day of 04, 2024

BOESGES GUIDO HUBERT

June 7, 2024 24-02309L

#### FIRST INSERTION

date of the dissolution is May 31, 2024. Description of information that must be included in a claim:

Name of the Claimant

Address of Claimant

Amount of Claim

Basis of Claim

Date(s) Claim Arose

Mailing address where written claims can be sent:

Gulfstream General Contracting Inc

6681 Rich Road  
North Fort Myers, FL 33917  
A claim against the corporation under this subsection will be barred unless a proceeding to enforce the claim is commenced within four (4) years after the date of the second consecutive weekly publication of the notice authorized by this section.  
June 7, 14, 2024 24-02294L

--- PUBLIC SALES ---

FIRST 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 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 Lee County - Parcel #3 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 Lee County - Parcel #3 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Lee County - Parcel #3 lands to be improved are located north and south of the Charlotte/Lee County line and east of State Road 31 in Lee County and Charlotte County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Lee County Parcel #3) and in the District's *Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tuckers Cove Phase 1C & 1D)*, dated May 2024, 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 Lee County - Parcel #3, ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping 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 Lee County - Parcel #3 is \$8,362,000.

The District intends to impose assessments on benefited lands within the Lee County - Parcel #3 in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels* dated May 29, 2024, 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 respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$10,675,610.78 in debt allocated to the Lee County portion of Lee County - Parcel #3 and \$1,566,819.40 in debt allocated to the Charlotte County portion of Lee County - Parcel #3, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as

Product Type	Number of Units	Total Bond Assessments	Bond Assessments		Annual Bond Assessments	
			Apportionment	per Unit	Debt Service per Unit*	Debt Service per Unit**
<b>Lee County Parcel 3</b>						
<b>Lee County Units</b>						
55'	79	\$3,120,953.47	\$39,505.74	\$3,676.03	\$3,679.03	
65'	114	\$5,206,059.18	\$45,667.19	\$4,249.36	\$4,252.36	
75'	45	\$2,348,598.13	\$52,191.07	\$4,856.41	\$4,859.41	
	<b>238</b>	<b>\$10,675,610.78</b>				
<b>Charlotte County Units</b>						
55'	21	\$829,620.54	\$39,505.74	\$3,676.03	\$3,910.67	
65'	15	\$685,007.79	\$45,667.19	\$4,249.36	\$4,520.59	
75'	1	\$52,191.07	\$52,191.07	\$4,856.41	\$5,166.39	
	<b>37</b>	<b>\$1,566,819.40</b>				

\* Excludes costs of collection and early payment discount allowance  
\*\* Includes costs of collection and early payment discount allowance

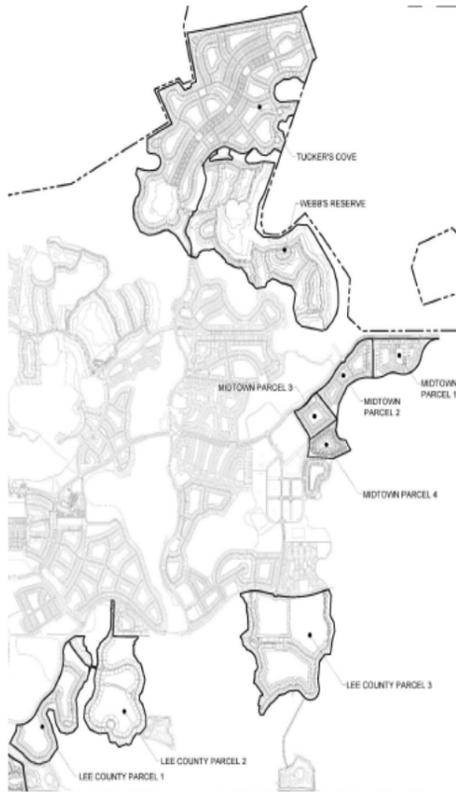
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the applicable County tax roll by the applicable 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, **June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2024-54**

**[LEE COUNTY - PARCEL #3]**

**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 Commu-

nity 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 for the property known as Lee County - Parcel #3 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, and other applicable law referenced therein, 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 for Phase VII dated May 29, 2024], 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, 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:**

- Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- Assessments shall be levied to defray all or a portion of 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 \$8,362,000 (the "Estimated Cost").
- The Assessments will defray approximately \$10,675,610.78 (Lee County portion of Lee County - Parcel #3) and approximately \$1,566,819.40, (Charlotte County portion of Lee County - Parcel #3) which includes 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 the 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.
- Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) 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 thereof, 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 29th day of May, 2024, as continued from 23rd day of May, 2024.

**ATTEST:** **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

/s/ Cindy Cerbone

/s/ Bill Moore

Secretary/Assistant Secretary

Chairman/Vice Chairman

**Exhibit A:** [Engineer's Report - Phase VII Project Area dated May 2024]

**Exhibit B:** [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]

June 7, 14, 2024

24-02290L

FIRST INSERTION

**PUBLIC SALE**

Notice of Public Auction for money due on storage units. Auction will be held on June 17, 2024, at or after 8:00AM and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.

16901 N Cleveland Ave  
North Fort Myers, FL 33903  
Stephanie Harrison 2191 \$1,339.80

Melody Tucker 2151 \$898.85  
Reemie Jenkins 1230 \$2397.30  
David Rosenghal 1211 \$279.40  
Sean Graham 1318 \$234.30  
4457 Kernel Circle  
Fort Myers, FL 33916  
Darryl Sims 2022 \$576.20  
Edward Temple 2081 \$358.70  
Tonia Lacy 2185 \$457.85  
Labrishia Lynom 1157 \$349.80  
Ralph Bernard 2030 \$410.80  
Amy Pacheco 5089 \$749.45  
June 7, 2024 24-02278L

FIRST INSERTION

**Notice Of Sale**

Affordable Secure Storage  
16289 S Tamiami Trl.  
Ft. Myers, Florida 33908  
(239)433-4544

Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners

lien for rent and fees due in accordance with Florida Statutes: Self storage act, Sections 83.806 and 83.807. all items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable.  
D066 Troy Skiles  
D091 Micheal Sweet  
B009 David Richardson  
auction date : 7/23/2024  
June 7, 14, 2024 24-02251L

FIRST INSERTION

**Notice of Self Storage Sale**

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail, North Fort Myers, FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at a Auction. The sale will occur as an Online Auction via www.storage-treasures.com on 6/24/2024 at 12:00 PM.

Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Katie Ouderkirck unit #354; Tim Westberry unit #805; William Kincheloe units #808 & #P14. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
June 7, 14, 2024 24-02252L

FIRST INSERTION

**Notice of Sale**

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph

(954) 563-1999 Sale date June 28th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 38456 2020 Chrysler VIN#: 2C4RC1L7XLR270408 Lienor: Lou's Total Car Care Inc 4531 S Cleveland Ave Fort Myers 239-931-9998 Lien Amt \$6,339.08 39114 2019 Hyundai VIN#: 5NPE24AF2KH786285 Lienor: Autonation Collision Center Fort Myers 4400 Evans Ave Fort Myers 239-938-3170 Lien Amt \$8,635.51  
June 7, 2024 24-02253L

FIRST INSERTION

**AMENDED NOTICE OF ACTION FOR ANNULMENT OR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA**

**Case No. 23-DR-006613**

**Melissa Rodriguez, Petitioner, v Jimmy E. Rivera, Respondent.**

TO: Jimmy E. Rivera (Last known address) 3104 41st Street SW, Lehigh Acres, FL 33976

YOU ARE HEREBY NOTIFIED that an Amended Petition for Annulment of Marriage with Minor Children and Real Property and Court II. Petition for Dissolution of Marriage with Minor Children and Real Property has been filed against you and that you are required to serve a copy of your written defenses, if any, on Melissa Rodriguez c/o ALLAN T. GRIFFITH, ESQ., of Allan T. Griffith, P.A., Counsel for Petitioner, whose address is: 2100 McGregor Boulevard, Fort Myers, Florida 33901, Telephone: (239) 334-9199, on or before the 17th day of July, 2024, and file the original with the clerk of this Court at: 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901, before service on Petitioner's counsel or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition(s).  
Real Property addressed as: 205 Scaton Avenue, Lehigh Acres, FL 33936

and legally described as:  
Lot 118 of PARKWOOD, Section 31, Township 44 South, Range 27 East, Lehigh Acres, according to the Plat thereof as recorded in Plat Book 26, Page(s) 57, of the Public Records of Lee County, Florida.  
Parcel ID: 31-44-27-07-00000.1180  
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 a Designation of Current Mailing and E-Mailing 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.  
WITNESS my hand and seal of the above entitled court, this 3rd day of June, 2024.  
CLERK OF THE CIRCUIT COURT  
Kevin C. Karnes,  
(SEAL) BY: J. Collins  
As Deputy Clerk  
June 7, 14, 21, 28, 2024 24-02295L

**PUBLISH YOUR LEGAL NOTICE**  
We publish all Public sale, Estate & Court-related notices  
• We offer an online payment portal for easy credit card payment  
• Service includes us e-filing your affidavit to the Clerk's office on your behalf  
Call **941-906-9386**  
or email **legal@businessobserverfl.com**

--- PUBLIC SALES ---

FIRST 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 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 Lee County - Parcel #1 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 Lee County - Parcel #1 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Lee County - Parcel #1 lands to be improved are located south of the Charlotte/Lee County line and east of State Road 31 in Lee County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Lee County Parcel #1) and in the District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tuckers Cove Phase IC & ID), dated May 2024, 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 Lee County - Parcel #1 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping 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 Lee County - Parcel #1 is \$6,628,000.

The District intends to impose assessments on benefited lands within the Lee County - Parcel #1 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, 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 respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$9,872,810.64 in debt allocated to the Lee County - Parcel #1, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Total Bond Assessments		Annual Bond Assessments	
		Apportionment	per Unit	Debt Service per Unit*	Debt Service per Unit**
Lee County Parcel 1					
50'	119	\$4,313,011.99	\$36,243.80	\$3,372.51	\$3,375.51
60'	130	\$5,559,798.65	\$42,767.68	\$3,979.56	\$3,982.56
	<b>249</b>	<b>\$9,872,810.64</b>			

\* Excludes costs of collection and early payment discount allowance  
\*\* Includes costs of collection and early payment discount allowance

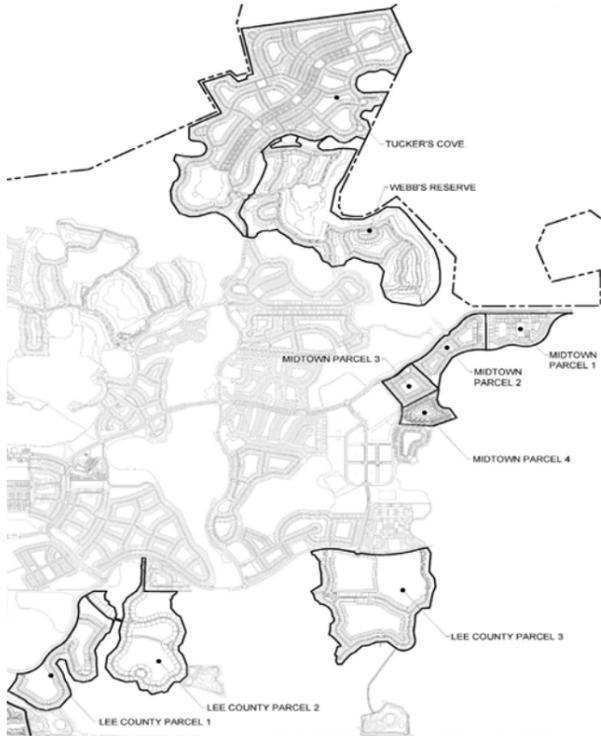
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, 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, **June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2024-50**

**[LEE COUNTY - PARCEL #1]**

**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 for the property known as Lee County - Parcel #1 (the "Improvements") and described in the District's [En-

gineer's Report - Phase VII Project Area dated May 2024], attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay all or a portion of the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

**WHEREAS**, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, and other applicable law referenced therein, 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 for Phase VII dated May 29, 2024], 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, 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:**

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied to defray all or a portion of the cost of the Improvements.
3. 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.
4. The total estimated cost of the Improvements is \$6,628,000 (the "Estimated Cost").
5. The Assessments will defray approximately \$9,872,810.64, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
8. 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.
9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) 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.
10. 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.
11. 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 therefor, or the amount thereof to be assessed against each property as improved.
12. 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.
13. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 29th day of May, 2024, as continued from 23rd day of May, 2024.

**ATTEST:** BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT  
/s/ Cindy Cerbone /s/ Bill Moore  
Secretary/Assistant Secretary Chairman/Vice Chairman

**Exhibit A:** [Engineer's Report - Phase VII Project Area dated May 2024]  
**Exhibit B:** [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]  
June 7, 14, 2024 24-02283L

--- TAX DEEDS ---

FIRST INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
**Section 197.512 F.S.**  
Tax Deed #: 2023001746  
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. 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: 20-005293  
Year of Issuance 2020  
Description of Property LEHIGH ACRES UNIT 5 BLK 53 PB 15 PG 61 LOT 1 Strap Number 12-44-26-05-00053.0010  
Names in which assessed: JAMILA SAEED BAWAZIR  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 06/18/2024 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Mar. 29; Apr. 5, 12, 19; Jun. 7, 2024  
24-02247L

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

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**CASE NO. 24-CP-001634**  
**IN RE: ESTATE OF DAVI BATISTA VENANCIO Deceased.**  
The administration of the Estate of Davi Batista Venancio, deceased, whose date of death was February 17, 2024, File No. 24-CP-001634, is pending in the Circuit Court for Lee County, Florida, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The estate is intestate and the names and addresses of the personal representative and the personal representative's counsel are set forth below.  
All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court, ON OR BEFORE THE LATER OF THE DATE THAT IS 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 who have claims or demands against the decedent's estate, including unmaturred, contingent or 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.  
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: June 7, 2024.  
**Personal Representatives:**  
**Nelito A. de Souza Venancio**  
**Poliane C. Batista Lopes**  
Attorney for Personal Representative:  
RITA M. JACKMAN  
Florida Bar #107180  
YOUR ADVOCATES, PA  
2050 McGregor Boulevard  
Fort Myers, Florida 33901  
(239) 689-1096 Phone  
(239) 791-8132 Facsimile  
rjackman@your-advocates.org  
ngargano@your-advocates.org  
June 7, 14, 2024 24-02273L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-1213**  
**In Re: ESTATE OF JEAN FENTON, A/K/A JEAN H. FENTON Deceased.**  
The administration of the estate of JEAN FENTON, A/K/A JEAN H. FENTON, deceased, whose date of death was February 19, 2024, 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: June 7, 2024.  
**Personal Representative:**  
**ARLENE ASSEY**  
202 Wimbledon Dr,  
Mount Pleasant, PA, 15666  
Attorney for Personal Representative:  
David G. Jones, Esq.  
Florida Bar No. 1010525  
O'Halloran Legal Group, PLLC  
2080 McGregor Blvd., Suite 300  
Fort Myers, FL 33901  
Telephone: (239) 334-7212  
Email:  
David@ohalloranlegalgroup.com  
Secondary:  
Eve@ohalloranlegalgroup.com  
June 7, 14, 2024 24-02313L

**SAVE TIME**  
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

**OFFICIAL COURTHOUSE WEBSITES**

**MANATEE COUNTY**  
manateeclerk.com

**SARASOTA COUNTY**  
sarasotaclerk.com

**CHARLOTTE COUNTY**  
charlotteclerk.com

**LEE COUNTY**  
leeclerk.org

**COLLIER COUNTY**  
collierclerk.com

**HILLSBOROUGH COUNTY**  
hillsclerk.com

**PASCO COUNTY**  
pascoclerk.com

**PINELLAS COUNTY**  
mypinellasclerk.gov

**POLK COUNTY**  
polkcountyclerk.net

**ORANGE COUNTY**  
myorangeclerk.com

## --- PUBLIC SALES ---

## FIRST 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 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 Lee County - Parcel #2 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 Lee County - Parcel #2 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Lee County - Parcel #2 lands to be improved are located south of the Charlotte/Lee County line and east of State Road 31 in Lee County, Florida. The District and the area to be assessed is geographically depicted below (that portion of the map identified as Lee County Parcel #2) and in the District's *Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tuckers Cove Phase IC & ID)*, dated May 2024, 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 Lee County - Parcel #2 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping 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 Lee County - Parcel #2 is \$7,780,000.

The District intends to impose assessments on benefited lands within the Lee County - Parcel #2 in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels* dated May 29, 2024, 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 respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$10,809,712.83 in debt allocated to the Lee County - Parcel #2, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Bond Assessments		Annual Bond Assessments		
		Total Bond Assessments	Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**	
<b>Lee County Parcel 2</b>						
120'	83	\$6,708,364.62	\$80,823.67	\$7,520.69	\$7,523.69	
150'	41	\$4,101,348.21	\$100,032.88	\$9,308.12	\$9,311.12	
	<b>124</b>	<b>\$10,809,712.83</b>				

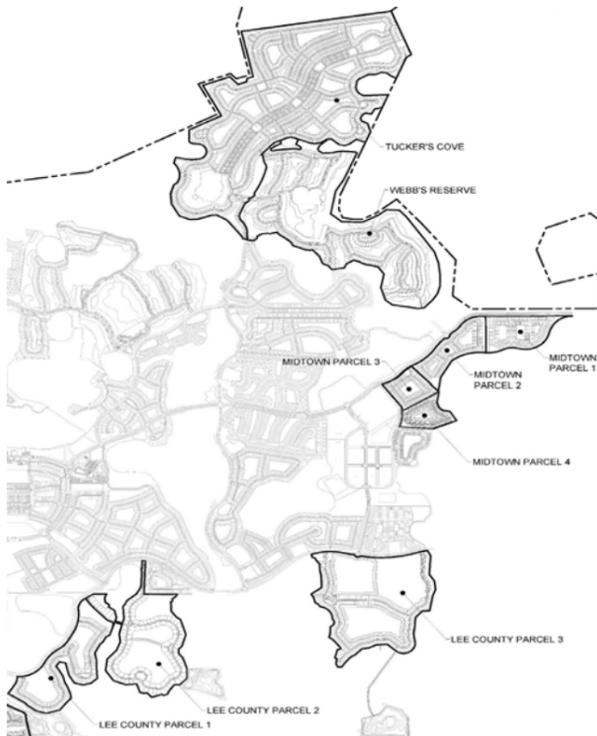
\* Excludes costs of collection and early payment discount allowance  
\*\* Includes costs of collection and early payment discount allowance

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 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, **June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT****RESOLUTION 2024-52****[LEE COUNTY - PARCEL #2]**

**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 for the property known as Lee County - Parcel #2 (the "Improvements") and described in the District's [En-

gineer's Report - Phase VII Project Area dated May 2024], attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, and other applicable law referenced therein, 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 for Phase VII dated May 29, 2024], 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, 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:**

- Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- Assessments shall be levied to defray all or a portion of 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 \$7,780,000 (the "Estimated Cost").
- The Assessments will defray approximately \$10,809,712.83, which includes 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 the 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.
- Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) 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 29th day of May, 2024, as continued from 23rd day of May, 2024.

**ATTEST:** **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

/s/ Cindy Carbone

/s/ Bill Moore

Secretary/Assistant Secretary

Chairman/Vice Chairman

**Exhibit A:** [Engineer's Report - Phase VII Project Area dated May 2024]

**Exhibit B:** [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]

June 7, 14, 2024

24-02284L

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-003800 IN RE: ESTATE OF PHILIP FELIX CARR a/k/a PHILIP F. CARR a/k/a PHILLIP F. CARR, Deceased.**

The administration of the estate of PHILIP FELIX CARR a/k/a PHILIP F. CARR a/k/a PHILLIP F. CARR, deceased, whose date of death was October 2, 2021, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office 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 June 7, 2024.

**Personal Representative:**  
/s/ Milton Gary McKellen  
**MILTON GARY MCKELLEN**  
1024 Sousa Ct.  
Spartanburg, SC 29307  
Attorney for Personal Representative:  
/s/ Stephen W. Buckley  
**STEPHEN W. BUCKLEY, ESQUIRE**  
Florida Bar Number: 117747  
GOLDSTEIN, BUCKLEY, CECHMAN, RICE & PURTZ, P.A.  
Post Office Box 2366  
Fort Myers, Florida 33902  
Telephone: (239) 334-1146  
Fax: (239) 334-3039  
E-Mail: sbuckley@gbelaw.com  
Secondary E-Mail:  
lmintz@gbelaw.com  
June 7, 14, 2024 24-02276L

## FIRST INSERTION

**NOTICE TO CREDITORS (Formal Administration) IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 2024-CP-001632 IN RE: The Estate of MARIA MORENO, Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of MARIA MORENO, deceased, whose date of death was October 22, 2023, and whose social security number is XXX-XX-7117, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE

## FIRST INSERTION

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 first publication of this Notice is June 7, 2024.

/s/ Graciela Delgado  
**GRACIELA DELGADO, As Personal Representative**  
Attorney and Personal Representative Giving Notice:  
/s/ Steven E. Gurian  
**STEVEN E. GURIAN, ESQ.,**  
Attorney for Personal Representative  
EASY ESTATE PROBATE, PLLC  
2601 South Bayshore Drive, 18th Floor  
Coconut Grove, Florida 33133  
Tel: 1-833-973-3279  
Fax: 1-833-927-3279  
E-mail: SG@EasyEstateProbate.com  
Florida Bar No. 101511  
June 7, 14, 2024 24-02301L

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001266 IN RE: ESTATE OF ESZTON FREE PARKER, A/K/A MALACHI FREE PARKER Deceased.**

The administration of the estate of ESZTON FREE PARKER, A/K/A MALACHI FREE PARKER, deceased, whose date of death was November 8, 2023; File Number 24-CP-001266, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, 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 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 WITH-

IN 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 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: June 7, 2024.

**CHARLES BOYD PARKER Personal Representative**  
18551 Spruce Drive West  
Fort Myers, FL 33967  
Derek B. Alvarez, Esquire -  
FBN: 114278  
DBA@GendersAlvarez.com  
Anthony F. Diecidue, Esquire -  
FBN: 146528  
AFD@GendersAlvarez.com  
Whitney C. Miranda, Esquire -  
FBN 65928  
WCM@GendersAlvarez.com  
GENDERS ALVAREZ DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, Florida 33609  
Phone: (813) 254-4744  
Fax: (813) 254-5222  
Eservice for all attorneys listed above:  
GADService@GendersAlvarez.com  
June 7, 14, 2024 24-02248L

--- PUBLIC SALES ---

FIRST 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 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 MidTown - Parcel #1 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 Midtown - Parcel #1 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Midtown - Parcel #1 lands to be improved 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 (that portion of the map identified as Midtown Parcel #1 or "MT #1") and in the *District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1, 2, 3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3) and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tuckers Cove Phase 1C & 1D)*, dated May 2024, 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 Midtown - Parcel #1 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping 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 Midtown - Parcel #1 is \$5,026,000.

The District intends to impose assessments on benefited lands within the Midtown - Parcel #1 in the manner set forth in the District's Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels dated May 29, 2024, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$7,327,771.13 in debt allocated to the Midtown - Parcel #1, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Bond Assessments		Annual Bond Assessments	
		Apportionment	per Unit	Debt Service per Unit*	Debt Service per Unit**
<b>Midtown Parcel 1</b>					
40'	99	\$2,942,271.54	\$29,719.91	\$2,765.46	\$2,941.97
50'	121	\$4,385,499.59	\$36,243.80	\$3,372.51	\$3,587.77
	<b>220</b>	<b>\$7,327,771.13</b>			

\* Excludes costs of collection and early payment discount allowance  
\*\* Includes costs of collection and early payment discount allowance

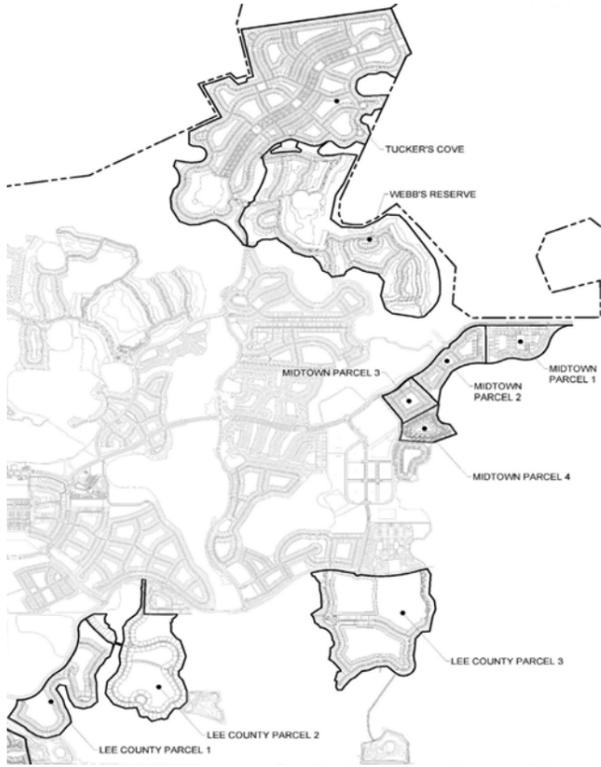
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, 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, **June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2024-56**

**[MIDTOWN - PARCEL #1]**

**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 for the property known

as Midtown - Parcel #1 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, and other applicable law referenced therein, 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 for Phase VII dated May 29, 2024], 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, 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:**

- Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- Assessments shall be levied to defray all or a portion of 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 \$5,026,000 (the "Estimated Cost").
- The Assessments will defray approximately \$7,327,771.13, which includes 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 the 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 levied and confirmed, the Assessments shall be paid in not more than thirty (30) 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 29th day of May, 2024, as continued from 23rd day of May, 2024.

**ATTEST:** **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

/s/ Cindy Cerbone /s/ Bill Moore  
Secretary/Assistant Secretary Chairman/Vice Chairman

**Exhibit A:** [Engineer's Report - Phase VII Project Area dated May 2024]  
**Exhibit B:** [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]  
June 7, 14, 2024 24-02285L

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-0001621**  
IN RE: ESTATE OF **GEORGE ROSS MCPHERSON, Deceased.**

The administration of the estate of **GEORGE ROSS MCPHERSON** deceased, whose date of death was May 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Lee County Clerk of Courts 2075 Dr. Martin Luther King Blvd, 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 June 7, 2024.

**Personal Representative:**  
**Patricia Maria McPherson**  
4820 Linkside Drive  
Punta Gorda, Florida 33955  
Attorney for Personal Representative:  
Mary E. Trask  
E-mail Addresses:  
metesq@yahoo.com,  
trasklaw@gmail.com  
Florida Bar No. 10927  
Trask Law  
16500 Burnt Store Road Suite A-104  
Punta Gorda, Florida 33955  
Telephone: 941-916-4082  
June 7, 14, 2024 24-02258L

FIRST INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-1728**  
**Division Probate**  
IN RE: ESTATE OF **JOANN MARIE LAWYER, 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 Joann Marie Lawyer, deceased, File Number 24-CP-1728, 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 28, 2024; that the total value of the estate is \$0.00 (minus exempt property) and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Sarah Acorn  
521 NW 25th Terrace  
Cape Coral, FL 33993  
Jacob Austin Lawyer  
204 Cloverdale Lane  
Simpsonville, South Carolina 29681  
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 June 7, 2024.

**Person Giving Notice:**  
**Sarah Acorn**  
521 NW 25th Terrace  
Cape Coral, Florida 33993  
Attorney for Person Giving Notice  
Alyssa Keogh, Attorney  
Florida Bar Number: 0461547  
Holmes Fraser, P.A.  
711 5th Avenue South,  
Suite 200  
Naples, Florida 34102  
Telephone: (239) 228-7273  
E-Mail: akeogh@holmesfraser.com  
June 7, 14, 2024 24-02269L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-001674**  
**Division: Probate**  
IN RE: ESTATE OF **MARY M. POWELL, Deceased.**

The administration of the estate of **Mary M. Powell**, deceased, whose date of death was April 15, 2024, 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 WITH-

IN 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 June 7, 2024.

**Personal Representative:**  
**Mary K. Dickerson,**  
**a/k/a Kim Dickerson**  
12351 Coconut Creek Ct.  
Fort Myers, FL 33908  
Attorney for Personal Representative:  
Joe C. Cuffel  
Attorney for Personal Representative  
Florida Bar Number: 1019964  
GREEN SCHOENFELD & KYLE LLP  
1380 Royal Palm Square Blvd.  
Fort Myers, FL 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: joe@cuffel@gskattorneys.com  
E-Mail: bethmikovits@gskattorneys.com  
June 7, 14, 2024 24-02277L

--- PUBLIC SALES ---

FIRST 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 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 Midtown - Parcel #2 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 Midtown - Parcel #2 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Midtown - Parcel #2 lands to be improved 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 (that portion of the map identified as Midtown Parcel #2 or "MT #2") and in the *District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1, 2, 3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3 and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tucker's Cove Phase 1C & 1D)*, dated May 2024, 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 Midtown - Parcel #2 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping 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 Midtown - Parcel #2 is \$4,572,000.

The District intends to impose assessments on benefited lands within the Midtown - Parcel #2 in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels* dated May 29, 2024, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$6,865,300.27 in debt allocated to the Midtown - Parcel #2, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Bond		Annual Bond	
		Assessments	Apportionment	Assessments	Debt Service per Unit*
Midtown Parcel 2					
40'	231	\$6,865,300.27	\$29,719.91	\$2,765.46	\$2,941.97
	231	\$6,865,300.27			

\* Excludes costs of collection and early payment discount allowance  
 \*\* Includes costs of collection and early payment discount allowance

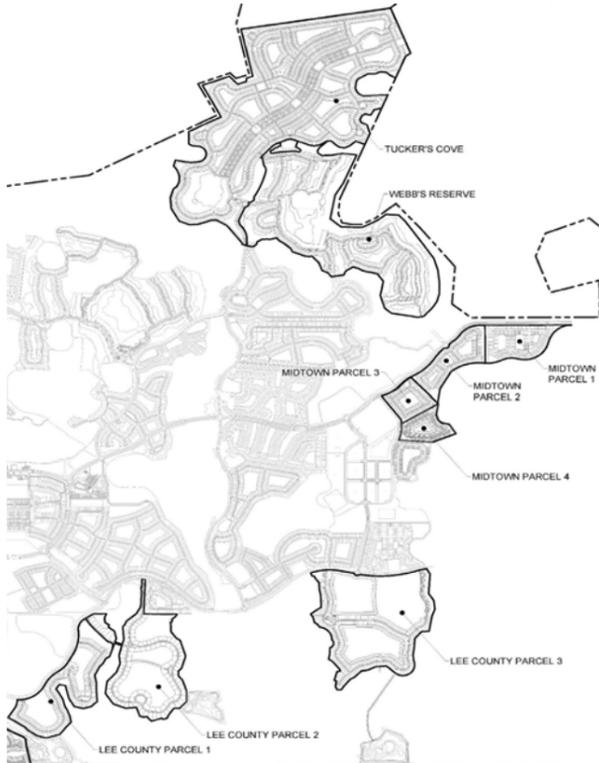
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, 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, **June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2024-58**

**[MIDTOWN - PARCEL #2]**

**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 for the property known

as Midtown - Parcel #2 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, and other applicable law referenced therein, 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 for Phase VII dated May 29, 2024], 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, 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:**

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied to defray all or a portion of the cost of the Improvements.
3. 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.
4. The total estimated cost of the Improvements is \$4,572,000 (the "Estimated Cost").
5. The Assessments will defray approximately \$6,865,300.27, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
8. 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.
9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) 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.
10. 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.
11. 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.
12. 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.
13. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 29th day of May, 2024, as continued from 23rd day of May, 2024.

**ATTEST:** **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

/s/ Cindy Cerbone /s/ Bill Moore  
 Secretary/Assistant Secretary Chairman/Vice Chairman

**Exhibit A:** [Engineer's Report - Phase VII Project Area dated May 2024]  
**Exhibit B:** [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]  
 June 7, 14, 2024 24-02286L

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001720 Division Probate IN RE: ESTATE OF ANDREW JAMES SNYDER, Deceased.**

The administration of the estate of Andrew James Snyder, deceased, whose date of death was January 29, 2024, 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 June 7, 2024.

**Personal Representative:**  
**Angelina Ng - Kar Wai**  
 c/o Pavese Law Firm  
 P.O. Box 1507  
 Fort Myers, FL 33902-1507  
 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  
 June 7, 14, 2024 24-02302L

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000122 IN RE: ESTATE OF JEREMIAH LEE KOPCHAK Deceased.**

The administration of the estate of Jeremiah Lee Kopchak, deceased, whose date of death was May 30, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Doctor Martin Luther King Junior Boulevard, 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 June 7, 2024.

**Personal Representative:**  
**Melissa Bannister**  
 1215 Summer Springs Drive  
 Middleburg, FL 32068  
 Attorney for Personal Representative:  
 Katherine B. Schnauss Naugle  
 Attorney  
 Florida Bar Number: 514381  
 810 Margaret Street  
 Jacksonville, FL 32204  
 Telephone: (904) 366-2703  
 Fax: (904) 353-9040  
 E-Mail: knaugle@jaxlawteam.com  
 Secondary E-Mail:  
 aforquer@jaxlawteam.com  
 June 7, 14, 2024 24-02272L

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-001722 Division: Probate IN RE: ESTATE OF BARBARA ANNE MCLAUGHLIN, Deceased.**

The administration of the Estate of Barbara Anne McLaughlin, deceased, whose date of death was June 9, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 the 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 the 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 June 7, 2024.

**Personal Representative:**  
**Deborah Lynn Spiegel**  
 181 Crane Creek Road  
 Young Harris, GA 30582  
 Attorney for Personal Representative:  
 Kevin A. Kyle  
 Attorney for Personal Representative  
 Florida Bar Number: 980595  
 GREEN SCHOENFELD & KYLE LLP  
 1380 Royal Palm Square Boulevard  
 Fort Myers, Florida 33919  
 Telephone: (239) 936-7200  
 Fax: (239) 936-7997  
 E-Mail: kevinkyle@gskattorneys.com  
 00959882.DOC/1  
 June 7, 14, 2024 24-02291L

--- PUBLIC SALES ---

FIRST 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 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 Midtown - Parcel #3 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 Midtown - Parcel #3 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Midtown - Parcel #3 lands to be improved 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 (that portion of the map identified as Midtown Parcel #3 or "MT #3") and in the *District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1,2,3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3 and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tucker's Cove Phase 1C & 1D)*, dated May 2024, 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 Midtown - Parcel #3 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master storm-water management facilities and landscaping 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 Midtown - Parcel #3 is \$2,413,000.

The District intends to impose assessments on benefited lands within the Midtown - Parcel #3 in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels* dated May 29, 2024, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$4,180,359.69 in debt allocated to the Midtown - Parcel #3, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Bond Assessments		Annual Bond Assessments	
		Apportionment	per Unit	Unit*	Unit**
Midtown Parcel 3					
38'	146	\$4,180,359.69	\$28,632.60	\$2,664.28	\$2,834.34
	146	\$4,180,359.69			

\* Excludes costs of collection and early payment discount allowance  
 \*\* Includes costs of collection and early payment discount allowance

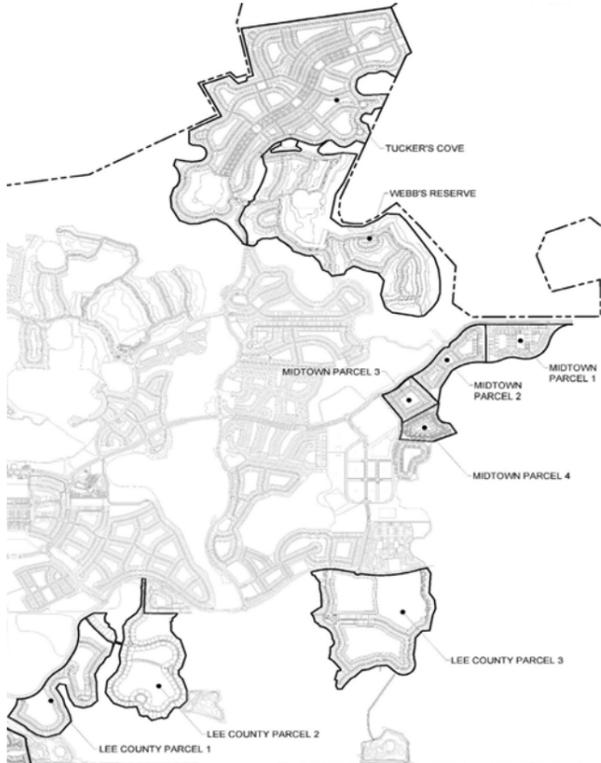
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, 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, **June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2024-60  
 [MIDTOWN - PARCEL #3]**

**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 for the property known

as Midtown - Parcel #3 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, and other applicable law referenced therein, 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 for Phase VII dated May 29, 2024], 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, 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:**

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied to defray all or a portion of the cost of the Improvements.
3. 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.
4. The total estimated cost of the Improvements is \$2,413,000 (the "Estimated Cost").
5. The Assessments will defray approximately \$4,180,359.69, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
8. 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.
9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) 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.
10. 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.
11. 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.
12. 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.
13. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 29th day of May, 2024, as continued from 23rd day of May, 2024.

**ATTEST: BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

/s/ Cindy Cerbone /s/ Bill Moore  
 Secretary/Assistant Secretary Chairman/Vice Chairman

**Exhibit A:** [Engineer's Report - Phase VII Project Area dated May 2024]  
**Exhibit B:** [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]  
 June 7, 14, 2024 24-02287L

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001244 IN RE: ESTATE OF LEO JOSEPH SAITTA, Deceased.**

The administration of the estate of LEO JOSEPH SAITTA, Deceased, whose date of death was January 6, 2024, 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 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 June 7, 2024.

**PATRICIA PETRILLO, Personal Representative**  
 Attorney for Personal Representative:  
 Scott R. Bugay, Esquire  
 Florida Bar No. 5207  
 Citicentre, Suite P600  
 290 NW 165th Street  
 Miami FL 33169  
 Telephone: (305) 956-9040  
 Fax: (305) 945-2905  
 Primary Email: Scott@srblawyers.com  
 Secondary Email: angelica@srblawyers.com  
 June 7, 14, 2024 24-02275L

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1731 IN RE: ESTATE OF DAVID DRUMM Deceased.**

The administration of the estate of DAVID DRUMM, deceased, whose date of death was April 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office 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 June 7, 2024.

**Personal Representative: NITA DRUMM**  
 123 Bay Mar Dr.  
 Fort Myers Beach, Florida 33931  
 Attorney for Personal Representative:  
 D. HUGH KINSEY, JR.  
 Florida Bar Number: 961213  
 Sheppard Law Firm, P.A.  
 9100 College Pointe Court  
 Fort Myers, FL 33919  
 Telephone: (239) 334-1141  
 Fax: (239) 334-3965  
 E-Mail: kinsey@sbslaw.com  
 Secondary E-Mail: hking@sbslaw.com  
 June 7, 14, 2024 24-02303L

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001098 Division Probate IN RE: ESTATE OF MICHAEL VALENTINE IARIA Deceased.**

The administration of the estate of Michael Valentine Iaria, deceased, whose date of death was March 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, 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 de-

mands 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 6/7/24.

**Personal Representative: Jared Iaria**  
 813 Lacey Road  
 Forked River, New Jersey 08731  
 Attorney for Personal Representative:  
 Eviana J. Martin, Attorney  
 Florida Bar Number: 36198  
 Martin Law Firm, PL  
 3701 Del Prado Blvd S.  
 Cape Coral, Florida 33904  
 Telephone: (239) 443-1094  
 Fax: (941) 213-1231  
 E-Mail: eviana.martin@martinlawfirm.com  
 June 7, 14, 2024 24-02310L

## --- PUBLIC SALES ---

## FIRST 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 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 Midtown - Parcel #4 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 Midtown - Parcel #4 is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Midtown - Parcel #4 lands to be improved 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 (that portion of the map identified as Midtown Parcel #4 or "MT #4") and in the *District's Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1, 2, 3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3 and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tucker's Cove Phase 1C & 1D)*, dated May 2024, 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 Midtown - Parcel #4 ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping 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 Midtown - Parcel #4 is \$3,771,000.

The District intends to impose assessments on benefited lands within the Midtown - Parcel #4 in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tucker's Cove, former Trabue, and DiVosta Parcels* dated May 29, 2024, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$5,229,980.09 in debt allocated to the Midtown - Parcel #4, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Bond		Annual Bond	
		Assessments	Apportionment	Assessments	Debt Service per Unit**
Midtown Parcel 4					
30'	222	\$5,229,980.09	\$23,558.47	\$2,192.13	\$2,332.05
	222	\$5,229,980.09			

\* Excludes costs of collection and early payment discount allowance

\*\* Includes costs of collection and early payment discount allowance

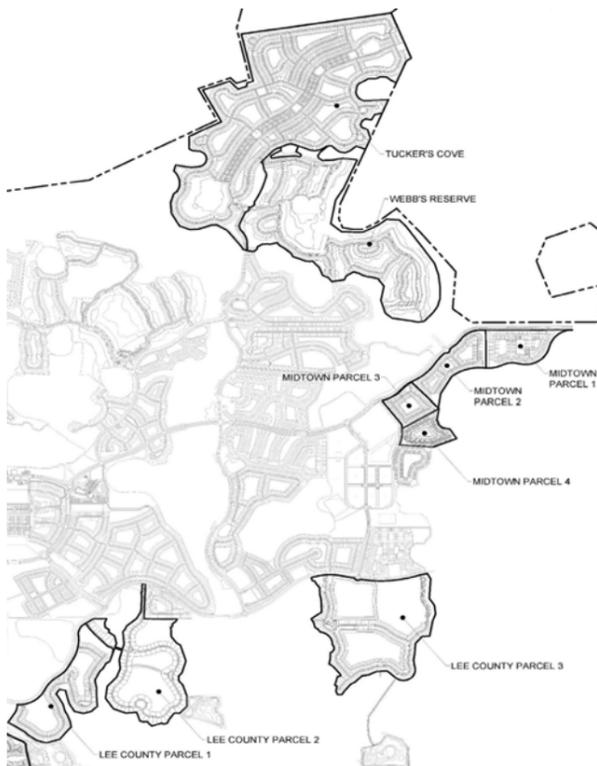
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, 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, **June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2024-62**

**[MIDTOWN - PARCEL #4]**

**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 for the property known

as Midtown - Parcel #4 (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, and other applicable law referenced therein, 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 for Phase VII dated May 29, 2024], 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, 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:**

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied to defray all or a portion of the cost of the Improvements.
3. 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.
4. The total estimated cost of the Improvements is \$3,771,000 (the "Estimated Cost").
5. The Assessments will defray approximately \$5,229,980.09, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
8. 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.
9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) 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 otherwise permitted by law.
10. 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.
11. 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.
12. 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.
13. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 29th day of May, 2024, as continued from 23rd day of May, 2024.

**ATTEST:** **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

/s/ Cindy Cerbone

/s/ Bill Moore

Secretary/Assistant Secretary

Chairman/Vice Chairman

**Exhibit A:** [Engineer's Report - Phase VII Project Area dated May 2024]

**Exhibit B:** [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]

June 7, 14, 2024

24-02288L

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-001105**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JOAN CAMPBELL A/K/A**  
**JOAN K. CAMPBELL-GORDON**  
**Deceased.**

The administration of the estate of Joan Campbell a/k/a Joan K. Campbell-Gordon, deceased, whose date of death was May 29, 2023, 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 June 7, 2024.

**Personal Representative:**

**Suzanne Campbell f/k/a**

**Suzanne J. DeCapito**

350 Redwood Lane

Boca Raton, Florida 33487

Attorney for Personal Representative:

Douglas A. Dodson, II

Florida Bar Number: 126439

DORCEY LAW FIRM PLC

10181 Six Mile Cypress Parkway,

Ste C

Fort Myers, FL 33966

Telephone: (239) 418-0169

Fax: (239) 418-0048

E-Mail: douglas@dorceylaw.com

Secondary E-Mail:

probate@dorceylaw.com

June 7, 14, 2024

24-02259L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-1668**  
**Division Probate**  
**IN RE: ESTATE OF**  
**CHARLES JAMES NOTI, III**  
**Deceased.**

The administration of the estate of Charles James Noti, III, deceased, whose date of death was September 2, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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 WITH-

IN 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 June 7, 2024.

**Personal Representative:**

**Charles J. Noti, IV**

1720 Bergey Road

Hatfield, Pennsylvania 19440

Attorney for Personal Representative:

Amanda M. Dorio, Attorney

Florida Bar Number: 77411

Henderson, Franklin, Starnes & Holt,

P.A.

8889 Pelican Bay Blvd., Suite 400

Naples, Florida 34108

Telephone: (239) 344-1100

Fax: (239) 344-1200

E-Mail:

amanda.dorio@henlaw.com

Secondary E-Mail:

barbra.asselta@henlaw.com

June 7, 14, 2024

24-02306L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-1395**  
**In Re: ESTATE OF**  
**GAIL RONALD MCCAULEY, JR**  
**Deceased.**

The administration of the estate of GAIL RONALD MCCAULEY, JR, deceased, whose date of death was January 4, 2024, 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 de-

mands 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: June 7, 2024

**Personal Representative:**

**Joseph Ryan McCauley**

6139 Hershey Ave

Fort Myers, FL 33905

Attorney for Personal Representative:

David G. Jones, Esq.

Florida Bar No. 1010525

O'Halloran Legal Group, PLLC

2080 McGregor Blvd.,

Suite 300

Fort Myers, FL 33901

Telephone: (239) 334-7212

Email:

David@ohalloranlegalgroup.com

Secondary:

Eve@ohalloranlegalgroup.com

June 7, 14, 2024

24-02314L

--- PUBLIC SALES ---

FIRST 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 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 Webb's Reserve 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 Webb's Reserve is a portion of a master development phase of the District known as "Phase VII."

The District is located entirely within unincorporated Charlotte and Lee Counties, Florida. The Webb's Reserve lands to be improved 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 (that portion of the map identified as Webb's Reserve) and in the District's *Engineer's Report for Phase VII - Project Area: Charlotte County - Midtown - Parcel 1, 2, 3, and 4; Charlotte County - Lee County Parcel 3; Charlotte County - Webb's Reserve; Lee County - Lee County Parcel 1, 2, and 3 and Supplement to Phase VI Project Area (Lee County - DiVosta Parcel - Phase 2 and Charlotte County - Tuckers Cove Phase 1C & 1D)*, dated May 2024, 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 Webb's Reserve ("Improvements") are currently expected to include, but are not limited to, earthwork, offsite improvements, master stormwater management facilities and landscaping 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 Webb's Reserve is \$24,096,000.

The District intends to impose assessments on benefited lands within the Webb's Reserve in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase VII and Supplement to Master Special Assessment Methodology Report for Phase VI for the Tuckers Cove, former Trabue, and DiVosta Parcels* dated May 29, 2024, 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 respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated to each parcel within Phase VII of the District based on the development plan associated with (rather than gross acreage) as the land within each parcel (each parcel constituting an assessment area) of Phase VII is anticipated to be and/or has been sold in bulk prior to platting. Consequently, assessments for each assessment area within Phase VII will initially be allocated based on each respective assessment area's gross acreage 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 assess and collect sufficient revenues to retire no more than \$31,206,635.17 in debt allocated to the Webb's Reserve, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	Number of Units	Bond Assessments		Annual Bond Assessments		
		Total Bond Assessments Apportionment	Bond Assessments per Unit	Annual Bond Assessments Unit*	Annual Bond Assessments Unit**	
<b>Webb's Reserve</b>						
52'	264	\$9,951,097.25	\$37,693.55	\$3,507.41	\$3,731.28	
70'	142	\$6,947,936.13	\$48,929.13	\$4,552.88	\$4,843.49	
30-Unit	420	\$6,545,629.97	\$15,584.83	\$1,450.18	\$1,542.74	
16-Unit	240	\$4,436,240.91	\$18,484.34	\$1,719.98	\$1,829.76	
12-Unit	24	\$443,624.09	\$18,484.34	\$1,719.98	\$1,829.76	
Coach	112	\$2,882,106.84	\$25,733.10	\$2,394.48	\$2,547.32	
	<b>1,202</b>	<b>\$31,206,635.17</b>				

\* Excludes costs of collection and early payment discount allowance  
\*\* Includes costs of collection and early payment discount allowance

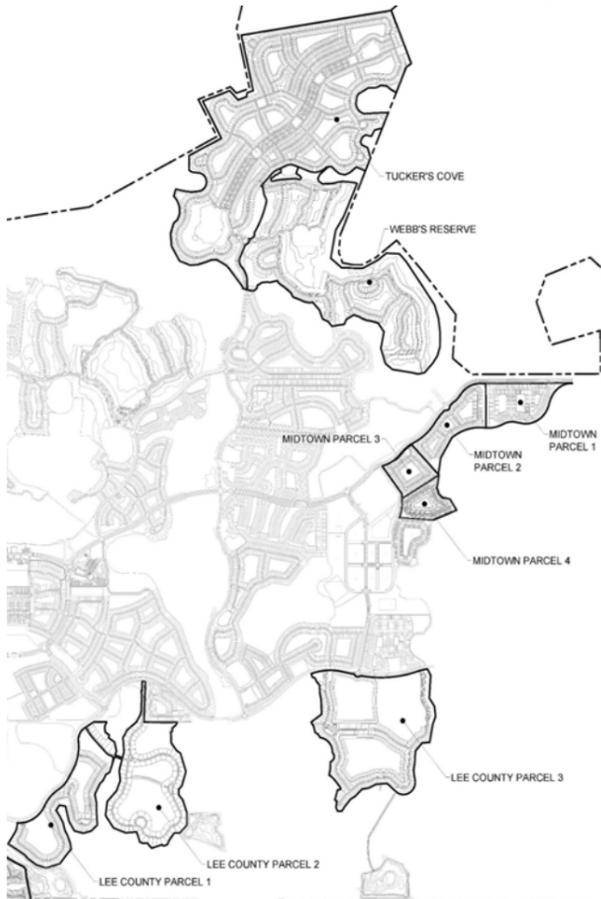
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, 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, **June 28, 2024 at 1:00 P.M., at Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District office.

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**



**RESOLUTION 2024-64  
[WEBB'S RESERVE]**

**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 Commu-

nity 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 for the property known as Webb's Reserve (the "Improvements") and described in the District's [Engineer's Report - Phase VII Project Area dated May 2024], attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost to finance the Improvements by special assessments pursuant to Chapter 2007-306, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2007-306, Laws of Florida, as amended, and other applicable law referenced therein, 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 for Phase VII dated May 29, 2024], 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, 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:**

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied to defray all or a portion of the cost of the Improvements.
3. 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.
4. The total estimated cost of the Improvements is \$24,096,000 (the "Estimated Cost").
5. The Assessments will defray approximately \$31,206,635.17, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
8. 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.
9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) 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.
10. 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.
11. 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.
12. 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.
13. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 29th day of May, 2024, as continued from 23rd day of May, 2024.

**ATTEST:** **BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT**

/s/ Cindy Cerbone

/s/ Bill Moore

Secretary/Assistant Secretary

Chairman/Vice Chairman

**Exhibit A:** [Engineer's Report - Phase VII Project Area dated May 2024]

**Exhibit B:** [Master Special Assessment Methodology Report for Phase VII dated May 29, 2024]

June 7, 14, 2024

24-02289L

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION 24-CP-1718 IN RE: ESTATE OF: JOHN ALLEN VANWY Deceased**

The administration of the estate of John Allen Vanwy, deceased, whose date of death was March 28, 2024, 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 was or shall be: June 7, 2024**

/s/ Amber Vanwy  
**QvoKzqNQi3ux6VaGJT5qRzFb Signed at: May 28, 2024, 6:24 pm EDT**  
**Amber Vanwy**  
**43 Eland Drive**  
**North Fort Myers, FL 33917**  
**Personal Representative**

/s/ Alexis A. Sitka, P. A.  
Alexis A. Sitka, P. A.  
Florida Bar Number: 0004766  
P.O. Box 150171  
Cape Coral, Florida 33915  
Telephone: (239) 997-0078  
Alexis@sitkallaw.com  
Attorney for Personal Representative  
June 7, 14, 2024 24-02261L

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-001717 Division: Probate IN RE: ESTATE OF CAROL L. ZAREMBA, Deceased.**

The administration of the Estate of Carol L. Zarembo, deceased, whose date of death was January 4, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 the 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 the 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 June 7, 2024.**

**Personal Representative:**  
**Arlene R. Foreman**  
10091 Colonial Country Club Boulevard  
Fort Myers, FL 33913  
Attorney for Personal Representative:  
Kevin A. Kyle  
Attorney for Personal Representative  
Florida Bar Number: 980595  
GREEN SCHOENFELD & KYLE LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin@kyle@gskattorneys.com  
00958299.DOC/1  
June 7, 14, 2024 24-02297L

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1678 In Re: ESTATE OF ARTHUR R. DOUBLEDAY Deceased.**

The administration of the estate of ARTHUR R. DOUBLEDAY, deceased, whose date of death was February 26, 2024, 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 de-

mands 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: June 7, 2024**

**Personal Representative:**  
**Rodney D. Doubleday**  
5550 Berkshire Dr, Unit 102  
Fort Myers, FL 33912  
Attorney for Personal Representative:  
David G. Jones, Esq.  
Florida Bar No. 1010525  
O'Halloran Legal Group, PLLC  
2080 McGregor Blvd., Suite 300  
Fort Myers, FL 33901  
Telephone: (239) 334-7212  
Email:  
David@ohalloranlegalgroup.com  
Secondary:  
Eve@ohalloranlegalgroup.com  
June 7, 14, 2024 24-02315L

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
OF FLORIDA IN AND  
FOR LEE COUNTY FLORIDA  
PROBATE DIVISION  
Case No. 2024-CP-001560  
IN RE: THE ESTATE OF  
JANET LEE KELLEHER  
deceased

The administration of the Estate of JANET LEE KELLEHER, deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, 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 SO 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 June 7, 2024.

**Personal Representative:**  
**ROBERT BROWN**

Attorney for Personal Representative:  
Jack Pankow, Esquire  
5230-2 Clayton Court  
Fort Myers, FL 33907  
Telephone: 239-334-4774  
FL Bar # 164247  
June 7, 14, 2024 24-02292L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 24-CP-001769  
Division: Probate  
IN RE: ESTATE OF  
LEON J. SILICKI,  
Deceased.

The administration of the Estate of Leon J. Silicki, deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 the 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 June 7, 2024.

**Personal Representative:**  
**Michael E. Froncek**  
1002 Oakhurst Way  
Fort Myers, FL 33913

Attorney for Personal Representative:  
Kevin A. Kyle  
Attorney for Personal Representative  
Florida Bar Number: 980595  
GREEN SCHOENFELD & KYLE LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin@kyle.com  
00977680.DOC/1  
June 7, 14, 2024 24-02317L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001487  
IN RE: ESTATE OF  
SARAH J. MERRILL,  
Deceased

The administration of the estate of SARAH J. MERRILL, deceased, whose date of death was September 18, 2023, 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 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 June 7, 2024.

**Personal Representative:**  
**DANA S. MERRILL**  
3318 SW 27th Place  
Cape Coral, FL 33914

Attorney for Personal Representative:  
HELEN MENA, ESQ.  
Florida Bar No. 1039520  
Safe Harbor Law Firm  
27821 S. Tamiami Trail, Suite 2  
Bonita Springs, FL 34134  
Telephone: (239) 316-3117  
Email: helen@safeharborlawfirm.com  
June 7, 14, 2024 24-02265L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 24-CP-1677  
IN RE: ESTATE OF  
JAMES EDWARD LITTLE,  
Deceased.

The administration of the estate of JAMES EDWARD LITTLE, deceased, whose date of death was April 14, 2024, 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 June 7, 2024.

**Personal Representative:**  
**SHARON A. GESWEIN**  
1115 Carousal Court  
Westerville, OH 43081

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  
jenn@DanielsLawPA.com  
June 7, 14, 2024 24-02312L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1505  
Division: Probate  
IN RE: ESTATE OF  
GUIDO CEDENO OBANDO  
Deceased.

The administration of the estate of GUIDO CEDENO OBANDO, deceased, whose date of death was March 2, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, 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 June 7, 2024.

**Personal Representative:**  
**Monica Cedeno Alpizar**  
Alajuela, San Carlos  
Ciudad Quesada, Costa Rica.

Attorney for Personal Representative  
The Law Office of Alain Roman, PLLC  
Alain E. Roman, Esq.  
Fla. Bar No. 119796  
8180 NW 36th Street, Suite 224  
Doral, FL 33166  
(305) 489-1415  
June 7, 14, 2024 24-02260L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-000296  
IN RE: ESTATE OF  
PATRICIA ANNE ROORDA A/K/A  
PATRICIA A. ENRIGHT,  
Deceased

The administration of the estate of PATRICIA ANNE ROORDA A/K/A PATRICIA A. ENRIGHT, deceased, whose date of death was January 5, 2023, 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 June 7, 2024.

**Personal Representative:**  
**AMBER D. ADAMCZYK**  
2208 Vine Street  
West Des Moines, IA 50265

Attorney for Personal Representative:  
ROBERT A. ENRIGHT III, ESQ.  
Florida Bar No. 189537  
Robert A. Enright III, PA  
7181 College Parkway, Suite 34  
Fort Myers, FL 33907-5641  
Telephone: (239) 274-8255  
Email: floridajdcpa@aol.com  
June 7, 14, 2024 24-02305L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001714  
Division: Probate  
IN RE: ESTATE OF  
ERWIN MITCHEL NOWLAN  
Deceased.

The administration of the estate of Erwin Mitchel Nowlan, deceased, whose date of death was February 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, 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 June 7, 2024.

**Personal Representative:**  
**Pamela Eckerdt**  
2018 Hardin Strait Road  
Chester, South Carolina 29706

Attorney for Personal Representative:  
Evianna J. Martin, Attorney  
Florida Bar Number: 36198  
Martin Law Firm, PL  
3701 Del Prado Blvd S.  
Cape Coral, Florida 33904  
Telephone: (239) 443-1094  
Fax: (941) 213-1231  
E-Mail:  
eviana.martin@martinlawfirm.com  
June 7, 14, 2024 24-02266L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1730  
Division Probate  
IN RE: ESTATE OF  
GEORGE W. LAWYER, II  
Deceased.

The administration of the estate of George W. Lawyer, II, deceased, whose date of death was March 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102 Naples, FL 34112-5324. 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 June 7, 2024.

**Personal Representative:**  
**Sarah Acorn**  
521 NW 25th Terrace  
Cape Coral, Florida 33993

Attorney for Personal Representative:  
Alyssa Keogh, Attorney  
Florida Bar Number: 0461547  
Holmes Fraser, P.A.  
711 5th Avenue South, Suite 200  
Naples, Florida 34102  
Telephone: (239) 228-7273  
E-Mail: akeogh@holmesfraser.com  
June 7, 14, 2024 24-02304L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 19-CP-609  
IN RE: The Estate of  
Velga Rasma Granger

The administration of the Estate of VELGA RASMA GRANGER, deceased, file no.: 19-CP-609, is pending in the Circuit Court for Lee County, Florida Probated Division, the address of which is Lee County, Justice Center, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the Will, the qualifications of the Personal Representative, venue or jurisdiction of this Court are WITHIN THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, OR THOSE OBJECTIONS ARE FOREVER BARRED.

That any person entitled to exempt property is required to file a petition for determination of exempt property within the time provided by law or the right to exempt property is deemed waived.

All other creditors of the Decedent and persons having claims against the Decedent and persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS, AND OBJECTIONS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTIONS 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.

**/s/ Elizabeth Granger**  
**Personal Representative**  
**Elizabeth Granger**  
3725 W. Gator Circle  
Cape Coral, Florida 33909

/s/ Michael Mummert  
Attorney for Estate  
Michael Mummert  
FBN 10069  
1375 Jackson Street, Ste 205  
Ft. Myers, Florida 33901  
June 7, 14, 2024 24-02249L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001185  
IN RE: THE ESTATE OF:  
MARIO SPALLETTA  
Deceased.

The administration of the estate of MARIO SPALLETTA, deceased, whose date of death was September 24, 2023, is pending in the Circuit Court of 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 the 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 THREE 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 this decedent and other persons having claims or demands against the decedent's estate must file their claims with the court WITHIN THREE 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.

NOT WITHSTANDING 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 June 7, 2024.

**Personal Representative:**  
**Kathy Warfield**  
11460 Barnes Road  
Byron, MI 48418

Attorney for Personal Representative:  
WESLEY T. MATHIEU, ESQ.  
sklawyers, pllc  
1314 Cape Coral Pkwy E. Ste. 320  
Cape Coral, FL 33904  
Telephone: (239) 772-1993  
Email: wmathieu@sklawyers.net  
Florida Bar No. 116222  
June 7, 14, 2024 24-02316L

## --- SALES ---

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION:

CASE NO.: 24-CA-000354  
**PLANET HOME LENDING, LLC,**  
Plaintiff, vs.  
**KENEL LOUISME; RESOLUTE  
ROOFING LLC; STANIA  
BERNARD; UNKNOWN TENANT  
IN POSSESSION OF THE  
SUBJECT PROPERTY,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at 9:00 AM on the 11 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 80, BLOCK 9, UNIT 5, LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1549 /1551 GILBERT AVE S, LEHIGH ACRES, FL 33973

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A 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.

Dated this day of 05/29/2024  
KEVIN C. KARNES  
Clerk Of The Circuit Court  
(SEAL) By: N. Watson  
Deputy Clerk

Submitted by: De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
23-00263  
June 7, 14, 2024 24-02256L

## 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. 20-CA-000431  
**Wells Fargo Bank, N.A.,**  
Plaintiff, vs.  
**RANDY LEE MORRISON A/K/A  
RANDY L. MORRISON, et al.,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 20-CA-000431 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and RANDY LEE MORRISON A/K/A RANDY L. MORRISON; ELAINE MORRISON A/K/A ELAINE D. MORRISON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00 AM on the 8th day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 35 AND 36, BLOCK 1924, CAPE CORAL UNIT 29, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE(S) 15 THROUGH 25, 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 day of 05/30/2024  
Kevin Kames  
As Clerk of the Court  
(SEAL) By: N. Watson  
As Deputy Clerk

Brock & Scott PLLC  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Attorney for Plaintiff  
File # 20-F01484  
June 7, 14, 2024 24-02263L

**What makes public notices in newspapers superior to other forms of notices?**

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.



--- SALES ---

FIRST INSERTION

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

**CASE NO.: 24-CA-1890**  
**FLORIDA DREAM LANDS, LLC., a**  
**Florida Limited Liability Company,**  
**Plaintiff, vs.**

**Q TERRA SALES INC., et al.,**  
**Defendant(s).**

TO: MAVES M. YOUNGBLOOD, if alive and if not his unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against MAVES M. YOUNGBLOOD; BLANCA M. MARTINEZ, (a/k/a Blanca M. Aguilar), if alive and if not her unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against BLANCA M. MARTINEZ; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ENRIQUE L. MARTINEZ,

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

A. LOT 11, BLOCK 41, UNIT 7, SECTION 20, TOWNSHIP

44 SOUTH, RANGE 26 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 26, PAGE 34, 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 Myles A. Hoover, the Plaintiff's attorney, whose address is 11 Island Ave #406, Miami Beach, Florida 33139, on or before July 15, 2024, 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 June 04, 2024.

Kevin C. Karnes  
Lee County Clerk of Court  
As Clerk of the Court  
(SEAL) By: K. Shoap  
As Deputy Clerk

Myles A. Hoover,  
the Plaintiff's attorney,  
is 11 Island Ave #406,  
Miami Beach, Florida 33139  
June 7, 14, 21, 28, 2024 24-02296L

FIRST INSERTION

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

**CASE NO.: 23-CA-009674**  
**UNITED WHOLESALE**  
**MORTGAGE, LLC,**  
**Plaintiff, v.**

**UNKNOWN PERSONAL**  
**REPRESENTATIVE OF THE**  
**ESTATE OF DONALD MONTURE**  
**A/K/A DONALD SHUNN**  
**MONTURE, et al.,**  
**Defendants.**

TO: Unknown Personal Representative of the Estate of Donald Monture a/k/a Donald Shunn Monture  
8080 S. Woods Cir. #11  
Fort Myers FL 33919

Unknown Heirs, Beneficiaries and Devisees of the Estate of Donald Monture a/k/a Donald Shunn Monture  
8080 S. Woods Cir. #11  
Fort Myers FL 33919

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

Unit 11, Building 111, of SUMMERLIN WOODS CONDOMINIUM NO. 4, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1853, Page 1631, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith,

Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 31st day of May, 2024.

Kevin C. Karnes  
As Clerk of the Circuit Court of  
Lee County, Florida  
(SEAL) By: K. Harris  
DEPUTY CLERK

Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave,  
Suite 430,  
Winter Park, FL 32789  
June 7, 14, 2024 24-02270L

FIRST INSERTION

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

**CASE NO.**  
**362023CA001204A001CH**  
**US BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR VRMTG ASSET TRUST,**  
**Plaintiff, vs.**

**DIANE LYNN SUTTON AND**  
**MARK TOROCCO, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 20, 2023, and entered in 362023CA001204A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and DIANE LYNN SUTTON; UNKNOWN SPOUSE OF DIANE LYNN SUTTON; MARK TOROCCO; UNKNOWN SPOUSE OF MARK TOROCCO; REGIONS BANK; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE 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 June 27, 2024, the following described property as set forth in said

Final Judgment, to wit:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF FORT MYERS COUNTY OF LEE, AND STATE OF FLORIDA, TO WIT:  
THE FOLLOWING DESCRIBED LAND SITUATE, LYING AND BEING IN THE COUNTY OF LEE AND STATE OF FLORIDA, TO WIT:  
LOTS 39 AND 40, BLOCK 26, SAN CARLOS PARK UNIT NO. 6, ACCORDING TO THE PLAT BOOK 12 AT PAGE 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 18486 FLAMINGO RD, FORT 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 in accordance with Florida Statutes, Section 45.031.

Dated this day of 05/29/2024

Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: N. Watson  
As Deputy Clerk

Submitted by: 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  
22-035519 - GrS  
June 7, 14, 2024 24-02255L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
**PURSUANT TO CHAPTER 45**  
**IN THE CIRCUIT COURT OF THE**  
**TWENTIETH JUDICIAL CIRCUIT**  
**IN AND FOR LEE COUNTY**  
**FLORIDA**

**CIRCUIT CIVIL DIVISION**  
**CASE NO.: 2023-CA-000765**  
**U.S. BANK NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS TRUSTEE FOR RMTP**  
**TRUST, SERIES 2021 BKM-TT-V,**  
**Plaintiff, v.**

**UNKNOWN HEIRS, SPOUSES,**  
**BENEFICIARIES, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHERS**  
**WHO MAY CLAIM AN INTEREST**  
**IN THE ESTATE OF JACK LEANE**  
**BARTON, et al.,**  
**Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated May 28, 2024, issued in and for Lee County, Florida, in Case No. 2023-CA-000765, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JACK LEANE BARTON, JESSIE DORTCH, JR., TIMOTHY DORTCH, JAERIL DORTCH, MANAYA ARNIQUE BARTON, JA' MARVIYA O' SHAYA MONIQUE BARTON, KENBRANYA LAWANDRA PATTERSON, KENNEDY PATTERSON, JR. JR., CORNELIUS BERNARD PATTERSON, KARDASHA LASHAY PATTERSON, DEKERIYA LAVONDRA PATTER-

SON, THE CITY OF FORT MYERS, A MUNICIPAL CORPORATION BY VIRTUE OF CITY OF FORT MYERS NEIGHBORHOOD STABILIZATION PROGRAM ("NSP") PURCHASE ASSISTANCE PROGRAM, CLERK OF COURT IN AND FOR LEE COUNTY, FLORIDA and INTERNAL REVENUE SERVICE are the Defendants.

The Clerk of the Court, KEVIN KARNES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 27, 2024, at electronic sale beginning at 9:00 AM, at www.lee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOTS 3 AND 4, BLOCK 20, LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 43, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 2810/2812 Dunbar Ave., Fort Myers, FL 33916

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated: This day of 05/29/2024

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

HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Phone: (954) 893-7874  
Fax: (888) 235-0017  
E-Mail: Pleadings@HowardLaw.com  
Harris@HowardLaw.com  
Counsel for Plaintiff  
June 7, 14, 2024 24-02257L

FIRST INSERTION

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

**CIVIL DIVISION**  
**CASE NO.: 24-CA-001144**  
**AUDREY EARLE, CLYDE W.**  
**EARLE, and PAMELA J. MARSH,**  
**Plaintiff, vs.**

**PAMELA J. EARLE, deceased, THE**  
**UNKNOWN HEIRS OF PAMELA J.**  
**EARLE, LEONARD RICHARD ST.**  
**ONGE, JR., and ALL OTHER**  
**UNKNOWN PARTIES,**  
**Defendants.**

TO: Defendants, PAMELA J. EARLE, deceased, THE UNKNOWN HEIRS OF PAMELA J. EARLE, and ALL OTHER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person 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, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, AUDREY EARLE, CLYDE W. EARLE, and PAMELA J. MARSH, Complaint to

Quiet Title to Real Property ("Complaint") filed in this action:

YOU ARE NOTIFIED that an action to quiet title to the following property in Lee County, Florida is located at 3400 13th Street West, Lehigh Acres, Florida 33971, and is more particularly described as follows:

LOT 10, BLOCK 20, UNIT 14, NORTHWEST ¼ OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1 THROUGH 101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, STRAP: 26-44-26-14-00020.0100,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before July 9, 2024, 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.

Dated on 05/30/2024.

Kevin C. Karnes  
CLERK OF CIRCUIT COURT  
(SEAL) By: N. Watson  
Deputy Clerk

EGGERT FITZPATRICK  
By: /s/ Scott W. Fitzpatrick, B.C.S.  
Florida Bar No. 0370710  
EGGERT FITZPATRICK  
811-B Cypress Village Boulevard  
Ruskin, Florida 33573  
(813) 633-3396 - Telephone  
(813) 634-5425 - Telecopier  
scott@eggfitz.com - Email  
Attorney for Plaintiffs  
June 7, 14, 21, 28, 2024 24-02254L

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. 24-CA-003124**  
**MCLP ASSET COMPANY, INC.,**  
**Plaintiff, vs.**

**KYLE THOMAS GORDON A/K/A**  
**KYLE GORDON, et. al.**  
**Defendant(s).**

TO: KYLE THOMAS GORDON A/K/A KYLE GORDON, whose last known residences are 207/209 SW VAN LOON TER, CAPE CORAL, FL 33990 and 744 OVERRIVER DR, FORT MYERS, FL 33903, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: UNKNOWN SPOUSE OF KYLE THOMAS GORDON A/K/A KYLE GORDON, whose last known residence is 207/209 SW VAN LOON TER, CAPE CORAL, FL 33990, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: JENNA LEE GALE GRIEBEL, whose last known residences are 207/209 SW VAN LOON TER, CAPE CORAL, FL 33990 and 28703 ALESSANDRIA CIR, BONITA SPRINGS, FL 34135, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

FIRST INSERTION

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

**CASE NO.: 23-CA-008555**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR GS MORTGAGE-BACKED**  
**SECURITIES TRUST 2022-RPL2,**  
**Plaintiff, vs.**

**ESTATE OF COLLEEN A. ARCARIS**  
**A/K/A COLLEEN A. ARCARIS**  
**TROLLINGER, DECEASED;**  
**UNKNOWN HEIRS, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**CREDITORS, LIENORS,**  
**TRUSTEES OF COLLEEN A.**  
**ARCARIS A/K/A COLLEEN A.**  
**ARCARIS TROLLINGER,**  
**DECEASED; JESSICA ANN**  
**SARGENT, SUCCESSOR TRUSTEE**  
**OF THE COLLEEN A. ARCARIS**  
**REVOCABLE LIVING TRUST U/A**  
**MAY 18, 2000; JESSICA ANN**  
**SARGENT; JAYNE A. HUTTON**  
**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 (In Rem) dated May 28, 2024, entered in Civil Case No.: 23-CA-008555 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL2, Plaintiff, and ESTATE OF COLLEEN A. ARCARIS A/K/A COLLEEN A. ARCARIS TROLLINGER, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF COLLEEN A. ARCARIS A/K/A COLLEEN A. ARCARIS TROLLINGER, DECEASED; JESSICA ANN SARGENT, SUCCESSOR TRUSTEE OF THE COLLEEN A. ARCARIS REVOCABLE LIVING TRUST U/A MAY 18, 2000; JESSICA ANN SARGENT; JAYNE A. HUTTON; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviv-

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

LOTS 4 AND 5, BLOCK 1099, CAPE CORAL SUBDIVISION, UNIT 23, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 39 THROUGH 52, 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 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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this day of 05/30/2024.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@rasg.com  
23-135008  
June 7, 14, 2024 24-02262L

ing spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, are Defendants.

I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 27th day of June, 2024, the following described real property as set forth in said Judgment, to wit:

LOT 70, KREAMER'S AVOCADO, UNIT IV-A, AN UNRECORDED SUBDIVISION, LOCATED IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 22 EAST, LEE COUNTY, FL, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 131 FEET OF THE EAST 2294.86 FEET OF THE NORTH 167.59 FEET OF THE SOUTH 670.36 FEET OF THE SE 1/4 OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 22 EAST, IN PUBLIC RECORDS OF LEE COUNTY, FL. SUBJECT TO A 6 FOOT UTILITY EASEMENT ALONG THE NORTH SIDE AND A 30 FOOT EASEMENT ALONG THE SOUTH SIDE.

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 30, 2024.

KEVIN C. KARNES  
CLERK OF THE COURT  
(SEAL) By: E. Windler  
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  
22-50381  
June 7, 14, 2024 24-02264L

**PUBLISH YOUR LEGAL NOTICE**

**We publish all Public sale, Estate & Court-related notices**

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

or email **legal@businessobserverfl.com**

lv2906\_v11

**SAVE TIME**

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

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)

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

PROBATE DIVISION  
File No. 24-CP-000262

Division Probate  
IN RE: ESTATE OF  
THOMAS RISCINTI,  
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 Thomas Riscinti, deceased, File Number 24-CP-000262, by the Circuit Court for Lee County, Florida, Probate Division, the address of which P.O. Box 2469, Fort Myers, FL 33902; that the decedent's date of death was December 28, 2023; that the total value of the estate is under \$10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Thomas P. Schreck, Successor Trustee of the Thomas Riscinti Revocable Trust u/t/d 7.14.2015	18213 Creekside Preserve Loop, #201 Fort Myers, FL 33908

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 June 7, 2024.

Perso Giving Notice:  
Thomas P. Schreck

18213 Creekside Preserve Loop, #201 Fort Myers, FL 33908

Attorney for Person Giving Notice:  
/s/ Donna M. Flammang  
Donna M. Flammang, Esq.  
Florida Bar Number: 015230  
Brennan, Manna & Diamond, LLC  
8891 Brighton Lane, Suite 112  
Bonita Springs, FL 34135  
Telephone: (239) 992-6578  
Fax: (239) 390-1920  
Email: dmflammang@bmdpl.com  
Secondary email:  
acroczo@bmdpl.com  
4854-6348-6383, v. 1  
June 7, 14, 2024 24-02330L

## FIRST INSERTION

NOTICE OF SALE UNDER F.S.  
CHAPTER 45

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

CASE NO.: 23-CA-010538

ROBERT SIMON; ET AL.,  
Plaintiffs, vs.  
MARIA R. MCCANT; ET AL.,  
Defendants.

NOTICE IS GIVEN that under a Final Judgment of Foreclosure dated June 3, 2024, in case number 2023CA010538 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which ROBERT SIMON; EQUITY TRUST CUSTODIAN FBO DARYL GILBERT IRA #200361489; STEVEN R. HELLER AND CHARLENE KINGSNORTH, AS TRUSTEES OF THE KINGSNORTH-HELLER TRUST DATED FEBRUARY 13TH, 2015, were the Plaintiffs and MARIA R. MCCANT; SUNCOAST SCHOOLS FEDERAL CREDIT UNION were the Defendants, Kevin C. Karnes, Lee County Clerk of Court, shall offer for sale to the highest and best bidder for cash in/on Lee County's Public Auction website ([www.lee.realforeclose.com](http://www.lee.realforeclose.com)) Lee County, Florida on July 18, 2024, at 9:00a.m., the following described property:

Lot 66, Block 3, Waterway Estates of Fort Myers Block 3, Unit 1, according to the Plat thereof, recorded in Plat Book 28, Page(s) 87 through 89, of the Public Records of Lee County, Florida.  
Property Address: 5936 Pottery Court, Fort Myers, Florida 33903

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

DATED on JUNE 5, 2024 in LEE COUNTY, Florida.

KEVIN C. KARNES  
As Clerk of the Court  
(SEAL) By: E. Windler  
As Deputy Clerk

Robert Simon; Et Al.  
c/o Murrell Law, LLC  
Attorney for Plaintiffs  
35 Durbin Station Ct, Unit 106  
Saint Johns, FL 32259  
(904) 624-1474  
June 7, 14, 2024 24-02325L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY, FL

PROBATE DIVISION  
FILE NO.: 2024-CP-001544

JUDGE: SHENKO  
IN RE: ESTATE OF  
RICHARD F. BURANY,  
DECEASED.

The administration of the estate of RICHARD F. BURANY, deceased, whose date of death was March 9, 2024, 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 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 June 7, 2024.

Personal Representative:  
JASON R. BURANY

4784 Benton Road  
Sparta, Wisconsin 54656

Attorney for Personal Representative:  
BROOKE M. BENZIO

Florida Bar Number: 87557  
Quarles & Brady LLP

1395 Panther Lane, Suite 300  
Naples, Florida 34109

Telephone: (239) 659-5025  
Fax: (239) 659-5004

E-Mail: brooke.benzio@quarles.com  
Secondary E-Mail:  
lisa.brown@quarles.com

Attorney for Personal Representative  
QB\89447913.1

June 7, 14, 2024 24-02320L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION

File No. 24-CP-1053

Division Probate

IN RE: ESTATE OF  
VICTORIA L. MOORE

Deceased.

The administration of the estate of Victoria L. Moore, deceased, whose date of death was September 24, 2023, 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 June 7, 2024.

Personal Representative:  
Toni Moore

1313 30th Ave.  
Moline, IL, 61265

Attorney for Personal Representative:  
Douglas A. Dodson, II

Florida Bar Number: 126439  
DORCEY LAW FIRM PLC

10181 Six Mile Cypress Parkway, Ste C  
Fort Myers, FL 33966

Telephone: (239) 418-0169  
Fax: (239) 418-0048

E-Mail: douglas@dorceylaw.com  
Secondary E-Mail:  
probate@dorceylaw.com

June 7, 14, 2024 24-02321L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION

File No. 24-CP-1561

IN RE: ESTATE OF  
WALTER HASELBAUER,  
Deceased.

The administration of the estate of WALTER HASELBAUER, deceased, whose date of death was January 25, 2024, 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: June 7, 2024.

Signed on this 5th day of June, 2024.  
JEANNETTE MEYER

Personal Representative  
2716 NW 11th Terrace  
Cape Coral, FL 33993

Nicole R. Cook, Esq.  
Attorney for Personal Representative  
Florida Bar No. 124945

SIMMONS & COOK, PLLC  
2080 McGregor Blvd., Suite 101  
Fort Myers, FL 33901

Telephone: (239) 204-9376  
Email: Nicole@lawswfl.com

Secondary E-mail:  
Victoria@lawswfl.com

June 7, 14, 2024 24-02332L

## --- ACTIONS ---

## FIRST INSERTION

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

CIVIL DIVISION  
CASE NO.: 24-CA-002442

PHH MORTGAGE CORPORATION  
PLAINTIFF, VS.

UNKNOWN SUCCESSOR  
TRUSTEE OF THE JEANNE C.  
SMITH TRUST DATED JANUARY  
31, 1996, ET AL.,  
DEFENDANT(S).

TO: Unknown Beneficiaries of the  
Jeanne C. Smith Trust dated January  
31, 1996

Last Known Address: 12233 Star Shell  
Drive, Matlacha Isles, FL 33991

Current Residence: UNKNOWN

TO: Unknown Successor Trustee of the  
Jeanne C. Smith Trust dated January  
31, 1996

Last Known Address: 12233 Star Shell  
Drive, Matlacha Isles, FL 33991

Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries,  
Devises, Assignees, Lienors, Creditors,  
Trustees and All Others Who  
May Claim an Interest in The Estate of  
Jeanne C. Smith A/K/A Jeanne Carol  
Smith A/K/A Jeanne Smith

Last Known Address: 12233 Star Shell  
Drive, Matlacha Isles, FL 33991

Current Residence: UNKNOWN

TO: Unknown Spouse of Jeanne C.  
Smith A/K/A Jeanne Carol Smith  
A/K/A Jeanne Smith

Last Known Address: 12233 Star Shell  
Drive, Matlacha Isles, FL 33991

Current Residence: UNKNOWN

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

LOT 19 MATLACHA ISLES,  
UNIT 4, ACCORDING TO  
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28,

24-02267L

PAGE 158, 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 MILLER,  
GEORGE & SUGGS, PLLC, Attorney  
for Plaintiff, whose address is 210  
N. University Drive, Suite 900, Coral  
Springs, FL 33071, within or before a  
date at least thirty (30) days after the  
first publication of this Notice in the  
The Business Observer, 1970 Main  
Street, 3rd Floor, Sarasota, FL 34236  
and file the original with the Clerk of  
this Court either before service on  
Plaintiff's attorney or immediately  
thereafter; otherwise a default will be  
entered against you for the relief demanded  
in the complaint

If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact 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 30th day of May, 2024.

KEVIN C. KARNES  
As Clerk of Court  
(SEAL) By: K. Harris  
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,  
Attorney for Plaintiff,  
210 N. University Drive, Suite 900,  
Coral Springs, FL 33071

June 7, 14, 2024 24-02267L

## FIRST INSERTION

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

CIVIL DIVISION  
CASE NO.: 2023-CA-009289

JORGE DE LOS SANTOS,  
Plaintiff, vs.

ANNY CHEN WEI SY, THE  
UNKNOWN HEIRS OF ANNY CHEN  
WEI SY, and ANY OTHER PERSON  
OR CORPORATION CLAIMING  
ANY INTEREST IN THE LAND  
WHICH IS THE SUBJECT OF THIS  
ACTION,  
Defendants.

TO: GERTRUDE MEYERS; JAMES  
E GOLDEN; BERNADINE GOLDEN;  
FREDERICK MATYN; DOROTHY  
MATYN; MARY LENZ; ELMER WESTEGARD;  
MORA WESTEGARD;  
CHESTER W. HANSEN, SR.; CARY  
HANSEN; and ANY OTHER PERSON  
OR CORPORATION CLAIMING ANY  
INTEREST IN THE LAND WHICH IS  
THE SUBJECT OF THIS ACTION  
and

LADC, INC. (f/k/a LEHIGH ACRES  
DEVELOPMENT CORPORATION)  
and THE CAPE CORAL BANK

YOU ARE NOTIFIED that a civil action  
for quiet title has been filed against  
you and you are required to serve a copy  
of your written defenses, if any, to it  
on WESLEY T. MATHIEU, ESQ., the  
Plaintiff's attorney, whose address is  
1314 Cape Coral Parkway East, Suite  
320 Cape Coral, Florida 33904, on or  
before July 9, 2024 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 this 30th day of May, 2024.

Kevin C. Karnes  
Clerk of the Court  
(SEAL) By: K. Harris  
Deputy Clerk

WESLEY T. MATHIEU, ESQ.,  
1314 Cape Coral Parkway East,  
Suite 320  
Cape Coral, Florida 33904

June 7, 14, 21, 28, 2024 24-02268L

## 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-1137

CORIN DICKERSON  
Plaintiff, vs.

MTS CONSTRUCTION, INC. and  
KYLE VELOZ  
Defendants.

TO: KYLE VELOZ

... if alive, and if dead, and all unknown  
natural persons, if alive, and if dead or  
not known to be dead or alive, their  
several and respective unknown spouses,  
heirs, devisees, grantees, and creditors,  
or other parties claiming by, through,  
or under those unknown natural persons;  
and the several and respective unknown  
assigns, successors in interest, trustees;  
and all claimants, persons or parties,  
natural or corporate, or whose exact  
legal status is unknown, claiming under  
any of the above named or described  
defendants or parties or claiming to  
have any right, title, or interest in and  
to the property described as unpaid  
commission.

YOU ARE NOTIFIED that an action  
for a Breach of Contract, Florida's  
Deceptive and Unfair Trade Practices  
Act, Civil Theft and Unjust Enrichment  
(in the alternative) has been instituted  
against you.

YOU ARE REQUIRED to serve a  
copy of your written defenses, if any,  
to this action on Leon G. Rendeiro,  
Attorney, whose address is 1714 Cape  
Coral Parkway East, Cape Coral, Florida  
33904 on or before July 10, 2024 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.

Date: 05/31/2024

Kevin C. Karnes  
As Clerk of Court  
(SEAL) By: K. Harris  
Deputy Clerk

Leon G. Rendeiro, Attorney,  
1714 Cape Coral Parkway East,  
Cape Coral, Florida 33904

June 7, 14, 21, 28, 2024 24-02271L

## 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. 23-CA-007497

HENRY NACHTSHEIM  
Plaintiff, vs-

STEPHEN P. WHEELER,  
UNKNOWN SPOUSE OF  
STEPHEN WHEELER  
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 2, 2024, entered in Civil Case Number 23-CA-007497 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Stephen P. Wheeler and the unknown spouse of Stephen Wheeler are the Defendants, I will sell to the highest bidder for cash on <http://www.lee.realforeclose.com> on June 27, 2024 at 9:00 A.M. the following described real property as set forth in the final judgment:

Units 3 and 5, PINE RIDGE INDUSTRIAL PARK CONDOMINIUM, PHASE 111, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2216, Page 589, and as amended in O.R. Book 2326, Page 1296 and O.R. Book 2617, Page 3113, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements and all appurtenances thereto and specified in the Condominium Declaration.

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

JUN 05 2024

KEVIN KARNES,  
Clerk of the Court  
(SEAL) By: E. Windler

Attorney for Plaintiff:  
ROBERT C. MONK, ESQ.  
Florida Bar No. 917761  
PO BOX 900

Sanibel, Florida 33957  
(239)312-4280 - OFFICE  
(239)312-3129 - FAX  
robert@rcmlaw.net

June 7, 14, 2024 24-02326L

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION

File No. 24-CP-001721

IN RE: ESTATE OF  
JANICE A. MURPHY  
Deceased.

The administration of the estate of Janice A. Murphy, deceased, whose date of death was May 13, 2024, 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 June 7, 2024.

Personal Representative:  
Christina Lee Murphy

328 Doyle Street  
Doylestown, Pennsylvania 18901

Attorney for Personal Representative:  
Janet M. Strickland

Law Office of Janet M. Strickland, P.A.  
Florida Bar Number: 137472  
2340 Periwinkle Way, Suite J-1

Sanibel, Florida 33957  
Telephone: (239) 472-3322  
E-Mail: jms@sanibellaw.net

Secondary E-Mail:  
jms2@sanibellaw.net

June 7, 14, 2024 24-002331L

--- SALES ---

FIRST INSERTION

RE NOTICE OF FORECLOSURE SALE

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

CASE NO.: 22-CA-004064

RESIDENTIAL INVESTMENT TRUST IV, Plaintiff, vs.

BLUE INTERNATIONAL GROUP, LLC, a Florida Limited Liability Company; LUCRECIA DELMONTE; CAPITAL LEGAL FUNDING, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Consent Final Judgment of Mortgage Foreclosure dated the 17th day of January 2024, and entered in Case No. 22-CA-004064, of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein RESIDENTIAL INVESTMENT TRUST IV, is the Plaintiff and BLUE INTERNATIONAL GROUP, LLC, a Florida Limited Liability Company; LUCRECIA DELMONTE; CAPITAL LEGAL FUNDING, LLC; UNKNOWN TENANT # 1; UNKNOWN TENANT #2, are the defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 9:00 AM on the 27th day of June 2024 the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK B, HARBOR CLUB, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 6910 HARBOR LANE, FORT MYERS, FL 33919

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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated this 5 day of JUNE, 2024.

KEVIN C. KARNES  
Clerk of the Circuit Court  
(SEAL) By: E. Windler  
Deputy Clerk

Submitted By:  
DELUCA LAW GROUP PLLC.  
ATTORNEY FOR THE PLAINTIFF  
2101 NE 26TH STREET  
FORT LAUDERDALE, FL 33305  
TELEPHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
Service@delucalawgroup.com  
22-05232  
June 7, 14, 2024 24-02323L

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.: 23-CA-000168

SCARLETT CAPITAL FUND I, LLC, Plaintiff, vs.

RONALD F. JENKINS, et al., Defendants.

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on July 10, 2024, at 9:00 a.m., EST at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida:

LOT 4, BLOCK E, BARDEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 3148 APACHE STREET, FORT MYERS, FL 33916

pursuant to a Final Judgment of Foreclosure entered in Case No. 23-CA-000168 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above.

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

WITNESS MY HAND and seal of this Court on JUNE 5, 2024.

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: E. Windler  
Deputy Clerk

Law Offices of Damian G. Waldman, Esq.  
PO Box 5162  
Largo, FL 33779  
damian@dwardmanlaw.com  
727-538-4160  
June 7, 14, 2024 24-02324L

FIRST INSERTION

NOTICE OF ADMINISTRATION/ NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF LEE COUNTY, FLORIDA PROBATE DIVISION

Case No. 24-CP-766

IN RE: THE ESTATE OF: JAMES ROBERT SHAW, Deceased.

The administration of the estate of JAMES ROBERT SHAW, deceased, file number 24-CP-766, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the Will, the qualifications of the Personal Representative(s), or venue or jurisdiction of this court, are required to file their objections with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The fiduciary lawyer-client privilege in section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice was served, within three months after the date of the first publication of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is June 7, 2024.

Personal Representative:  
Glenda Sue Holland  
196 Riverwood Road  
Naples, FL 34114

Attorney for Personal Representative:  
Holly B. Chernoff, Attorney/Mediator  
Florida Bar No. 371246  
Holly B. Chernoff, Esq.  
3033 Riviera Drive, Suite 103  
Naples, FL 34103  
hollychernoffmediation@gmail.com  
June 7, 14, 2024 24-02311L

FIRST INSERTION

NOTICE OF SALE

IN THE COUNTY COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CASE NO.: 2024-CC-001173

HAMPTON LAKES AT RIVER HALL HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

MARCELLE BALTERZAK; UNKNOWN SPOUSE OF MARCELLE BALTERZAK; AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Lee County, Florida, I will sell all the property situated in Lee County, Florida described as:

Lot 399, HAMPTON LAKES AT RIVER HALL, PHASE ONE, according to the Plat thereof as recorded as Instrument Number 2005000153004, of the Public Records of Lee County, Florida, and any subsequent amendments to the aforesaid. Property Address: 16009 Palmetto Prairie Drive, Alva, FL 33920

at public sale, to the highest and best bidder, for cash, via the Internet at www.lee.realforeclose.com at 9:00 A.M. on June 27, 2024

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

JUN 05 2024

Kevin C. Karnes,  
CLERK OF COURT  
(SEAL) By: E. Windler  
DEPUTY CLERK

MANKIN LAW GROUP  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
(727) 725-0559  
June 7, 14, 2024 24-02328L

FIRST INSERTION

NOTICE OF SALE

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

Case No. 24-CC-2745

FUNICK, LLC, a Florida limited liability company, Plaintiff, v.

QUEST SYSTEMS, LLC, as Trustee for the 2236 SE 11th Place Trust, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered in Case No. 24-CC-2745 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein FUNICK, LLC, a Florida limited liability company, is the Plaintiff and QUEST SYSTEMS, LLC, as Trustee for the 2236 SE 11th Place Trust is the Defendant, that Kevin C. Karnes, Clerk of Court, will sell to the highest bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on JUNE 27, 2024 the following described property, as set forth in the Final Judgment:

Lots 29 and 30, Block 674, Cape Coral Unit 21, a subdivision as per plat thereof recorded in Plat Book 13 Pages 19 through 173 of the Public Records of Lee County, Florida.

Property Address: 2236 SE 11th Place, Cape Coral, Florida 33990

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.

JUN 05 2024

Kevin C. Karnes  
CLERK OF THE COURT  
(SEAL) E. Windler  
Deputy Clerk of Court

Vestalia Aylsworth, Esq.  
Law Office of Vestalia Aylsworth  
12307 SW 143rd Ln  
Miami, FL 33186-6026  
Telephone: (305) 282-6020  
vestalia@live.com  
Fla. Bar No. 111007  
Counsel for Plaintiff  
June 7, 14, 2024 24-02329L

FIRST INSERTION

NOTICE OF SALE

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

Case No. 23-CC-004942

CALOOSA LAKES HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.

STANLEY CYPRESS IV, Defendant,

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 24, 2024, by the Circuit Court of Lee County, Florida, the property described as:

Lot 154, CALOOSA LAKES PHASE 1, according to the Plat thereof as recorded in Instrument Number 2006000358513, of the Public Records of Lee County, Florida, and more commonly known as 10521 Canal Brook Lane, Lehigh Acres, FL 33936 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Lee County Clerk of Court, electronically online at www.lee.realforeclose.com at 9:00 A.M. on June 27, 2024.

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 5th day of June 2024.

Kevin C. Karnes  
Clerk of Court  
(SEAL) By: E. Windler  
Deputy Clerk

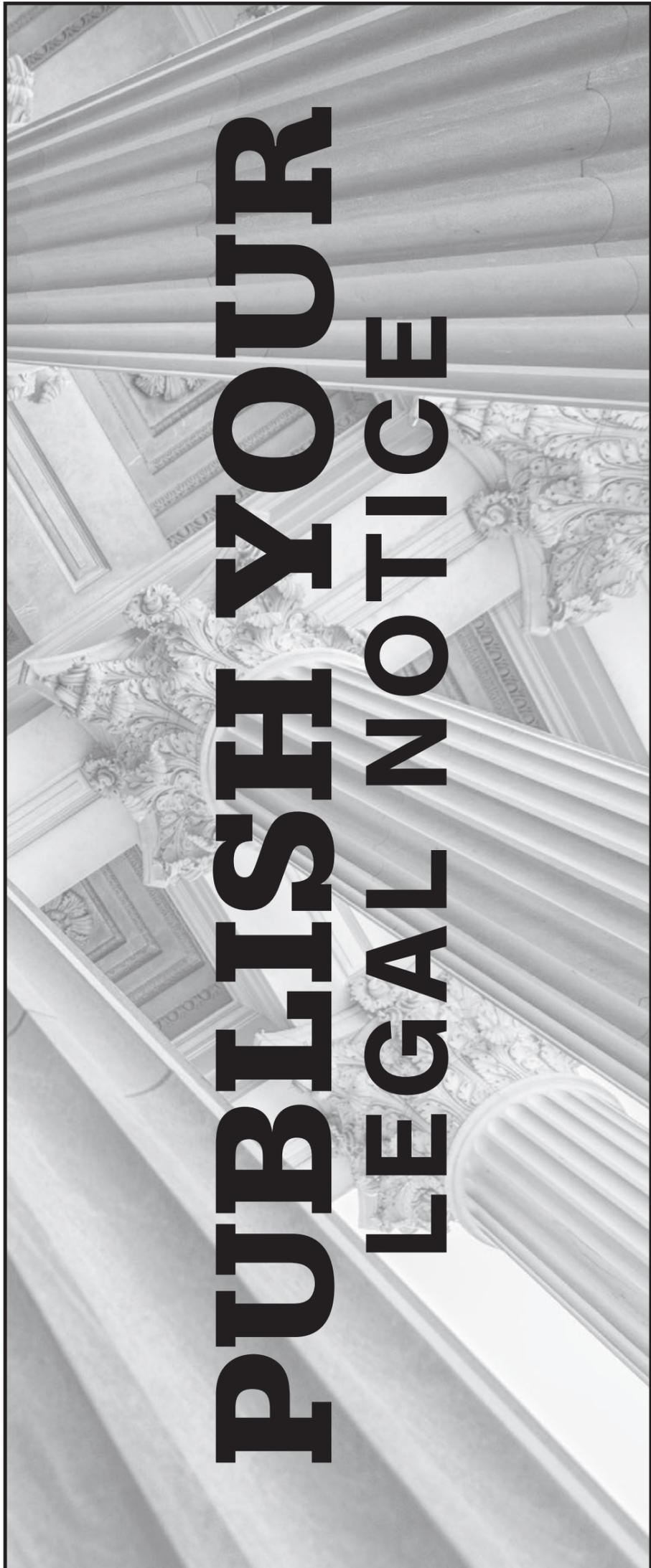
Submitted by:  
Adams and Reese, LLP  
Attorneys for Plaintiff  
813-227-5541  
tiffany.love@arlaw.com  
June 7, 14, 2024 24-02327L

**PUBLISH YOUR LEGAL NOTICE**

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

Business Observer



**We publish all Public sale, Estate & Court-related notices**

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

LV20878\_V18

## SUBSEQUENT INSERTIONS

## --- PUBLIC SALES ---

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

The following personal property of FRED A. POWELL, JR., if deceased any unknown heirs or assigns, and TERESA PIERRET, will, on June 13, 2024, at 10:00 a.m., at 31 Spanish Court, Lot S-031, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1985 TWIN MOBILE HOME, VIN: TW252FK18521A, TITLE NO.: 0041372499, and VIN: TW252FK18521B, TITLE NO.: 0041364411 and all other personal property located therein

PREPARED BY:

Grace E. DiMeo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236

May 31; June 7, 2024 24-02243L

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

at  
The Lock Up Self Storage  
12700 University Dr  
Fort Myers, FL 33907

Will sell the contents of the following units to satisfy a lien to the highest bidder on June 21st, 2024 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2622: Jonvah Baronette, 4 Tires (225/65R17), Sectional Sofa, Queen Bedroom Set, Flatscreen TVs (37"/45"/65"), Vacuum, Totes, Boxes, Wall decor, size 10 Athletic Shoes. Unit 3703: Katie Lapinski, Wooden Mirror (Large Furniture), Boxes, Totes, Leather Chair, Dining Room Wooden Chairs, Area Rug, Wall Art. Unit 4063: Stephen Howard, Side Chair, Lifestyle Solutions Modular Furniture Single Item, Boxes, Bags, Kitchen Goods.  
May 31; Jun. 7, 2024 24-02230L

## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 N. Tamiami Tr. N North Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 6/20/2024 at 2:30PM. Contents include personal property along with the described belongings to those individuals listed below.

1524 Devin Curtis  
Instruments  
1560 Avonte Clifton  
Appliances, Tools  
1591 Matthew James Krup  
Tools, Boxes  
1614 Sarah Kuleszyn  
Appliances, Tools  
1627 Jayda Jeanes  
Furniture, Boxes  
1632 Angel Dilone  
Electronics  
1785 Raymond Curley  
Tools, Boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239)291-9388

May 31; June 7, 2024 24-02232L

## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasuries.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage

17625 S Tamiami Trail

Fort Myers, FL 33908

The bidding will close on the website StorageTreasuries.com and a high bidder will be selected on June 18th 2024 at 10AM

Occupant Name	Unit	Description of Property
Jorge De La Torre	C0333	Household Items
Jorge De La Torre Gonzalez	C0333	Household Items
Jorge Gonzalez	C0333	Household Items

May 31; Jun. 7, 2024

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

The following personal property of ANNETTE P. MERSON, will, on June 12, 2024, at 10:00 a.m., at 25501 Trost Blvd., Lot 229, Bonita Springs, Lee County, Florida 34135; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1983 NOMA MOBILE HOME, VIN: ISN200N22DF000399, TITLE NO.: 0048598859 and all other personal property located therein

PREPARED BY:

J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236

May 31; June 7, 2024 24-02223L

## SECOND INSERTION

## PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 11301 Bonita Beach Rd, Bonita Springs, FL 34135 June 20, 2024 at 12:30PM

Jessica Almendarez  
Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

May 31; Jun. 7, 2024 24-02226L

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

The following personal property of MARY LOUISE CARNDUFF and BRYAN WILLIAM CARNDUFF, will, on June 13, 2024, at 10:00 a.m., at 9 Sunset Circle, Lot #9, North Fort Myers, Lee County, Florida 33903; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1984 CORO MOBILE HOME, VIN: 2C7294A, TITLE NO.: 0040565042, and VIN: 2C7294B, TITLE NO.: 0040551865 and all other personal property located therein

PREPARED BY:

Grace E. DiMeo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236

May 31; June 7, 2024 24-02246L

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

The following personal property of GARY D. JOHNSON, IRENE JOHNSON, if deceased any unknown heirs or assigns, and UNKNOWN PARTY IN POSSESSION, will, on June 12, 2024, at 10:00 a.m., at 212 Winnebago Drive, Lot #212, Bonita Springs, Lee County, Florida 34135; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1985 RAVE MOBILE HOME, VIN: 1XXPM0P27F1000230, TITLE NO.: 0047193491 and all other personal property located therein

PREPARED BY:

J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236

May 31; June 7, 2024 24-02222L

## --- ESTATE ---

## SECOND INSERTION

## NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION 93-GA-003038

IN RE: The Guardianship of Burt H Jones

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds of \$3583.92 are being held for Patrick C Weber, PA in the registry of the court, deposited per order dated 05/07/2024, IN RE: The Guardianship of Burt H Jones, the Ward.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Ser-

vices after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Notice Sent for Publication to Business Observer  
Bill to: KEVIN C. KARNES, CLERK COURT  
PO Box 9346  
Ft. Myers, FL 33902  
State Tax Exempt #46-07-043857053C  
Publish Once a Month for 2 Consecutive Months

KEVIN C. KARNES, CLERK OF CIRCUIT COURT,  
By: s/ Heather Beachy  
Deputy Clerk  
May 10; June 7, 2024 24-01899L

## SECOND INSERTION

## NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY

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

23-CP-000929

IN RE: The Estate of Sara Madrid  
Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$7534.30 are being held for Sara Madrid in the registry of the court, deposited per order dated 04/26/2024, IN RE: The Estate of Sara Madrid, deceased. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may

obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.

Check One:  
Notice Sent for Publication to Business Observer  
Bill to: KEVIN C. KARNES, CLERK COURT  
PO Box 9346  
Ft. Myers, FL 33902  
State Tax Exempt #46-07-043857053C  
Publish Once a Month for 2 Consecutive Months

Dated: May 07, 2024  
KEVIN C. KARNES, CLERK OF CIRCUIT COURT,  
By: s/ Heather Beachy  
Deputy Clerk  
May 10; June 7, 2024 24-01898L

## SECOND INSERTION

## NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION  
FILE NO. 24-CP-1389  
IN RE: ESTATE OF BARBARA H. GARZETTA, Deceased.

The administration of the Estate of Barbara H. Garzetta, Deceased, File Number 24-CP-1389, is pending in the Circuit Court for Lee County, Florida, the address of which is Justice Center 2nd Floor, 2075 Dr. Martin Luther King Jr. Blvd., Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATE OF THREE MONTHS AFTER

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

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is May 31, 2024.

Personal Representative:  
CLAUDIA RUSSE  
4920 SW 88th Terrace  
Cooper City, FL 33328  
Attorney for Personal Representative:  
MATTHEW J. SCHLICHTE  
FBN 0899658  
2134 Hollywood Blvd.  
Hollywood, FL 33020  
954-923-4604  
May 31; June 7, 2024 24-02204L

## --- PUBLIC SALES ---

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

at The Lock Up Self Storage

9901 Estero Oaks Drive Estero FL 33967

Will sell the contents of the following units to satisfy a lien to the highest bidder on June 21st, 2024 by 12:00 pm at: WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 3122- Cathleen Colborne,  
Items: 2 monitors, bags, xmas tree, boxes, misc items  
May 31; June 7, 2024 24-02233L

## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasuries.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage

3021 Lee Boulevard

Lehigh Acres, FL 33971

The bidding will close on the website StorageTreasuries.com and a high bidder will be selected on 06/18/2024 at 5PM

Occupant Name	Unit	Description of Property
Tracey L Green	01043	Household Items
Amarily Rodriguez		
Amarily Rodriguez	03011	Household Items
Lillian R Armstrong Michalek	03026	Household Items
Lillian R Armstrong Michalek	03047	Household Items
Megan Jelks	03049	Household Items
Antione Butler		
Antione R Butler Jr	04026	Household Items
Ana G Mancera	04029	Household Items
Christina D Malick	05036	Household Items
Raquel Rodriguez	05067	Household Items

May 31; Jun. 7, 2024

24-02205L

## SECOND INSERTION

## NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

PROBATE DIVISION  
Case No.: 24-CP-001553  
IN RE: ESTATE OF SETH STAM KRUGER, Deceased.

The administration of the estate of SETH STAM KRUGER, deceased, whose date of death was March 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO 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 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 31, 2024.

JUAN D. BENDECK  
Personal Representative  
9110 Strada Place, Suite 6200  
Naples, Florida 34108

JUAN D. BENDECK, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 78298

DENTONS COHEN & GRIGSBY P.C.  
9110 Strada Place, Suite 6200  
Naples, Florida 34108

Telephone: 239-390-1900  
Email: juan.bendeck@dentons.com

Secondary Email:  
tami.panozzo@dentons.com

May 31; June 7, 2024 24-02240L

## SECOND INSERTION

## NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 22-CP-004133  
IN RE: ESTATE OF CHANUN DUSTIN PARK Deceased.

The administration of the estate of Chanun Dustin Park, deceased, whose date of death was December 7, 2022, 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 name and address of the curator 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 de-

mands 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 31, 2024.

Curator for the Estate of Chanun Dustin Park:

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  
Email Address:

r.page@roberthendersonlaw.com  
May 31; June 7, 2024 24-02242L

## SECOND INSERTION

## NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION  
FILE NO. 24-CP-001669  
IN RE: ESTATE OF CHRISTINE MILLER, Deceased.

The administration of the estate of Christine Miller, deceased, whose date of death was April 11, 2024, 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 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 31, 2024.

Signed on this 5/23/2024 8:05 AM PDT.

DocuSigned by: Robert Miller  
Robert Miller

811 SE 33rd Terrace  
Cape Coral, Florida 33904

/s/ Alvaro C. Sanchez  
ALVARO C. SANCHEZ

Attorney for Petitioner  
1714 Cape Coral Parkway East  
Cape Coral, Florida 33904

Tel 239/542-4733  
FAX 239/542-9203

FLA BAR NO. 105539  
Email: alvaro@capecoralattorney.com

Secondary Email:  
courtfilings@capecoralattorney.com

May 31; June 7, 2024 24-02241L

## SECOND INSERTION

## NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION  
File No. 24-CP-1521  
Division Probate  
IN RE: ESTATE OF GERALD J ACHTOR Deceased.

The administration of the estate of Gerald J Achtor, deceased, whose date of death was November 24, 2023, 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 31, 2024.

Personal Representative:  
Ramona R. Achtor

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-001679**  
**Division: Probate**  
**IN RE: ESTATE OF JACK ARNOLD KOHN, a/k/a JACK A. KOHN, Deceased.**

The administration of the estate of Jack Arnold Kohn, a/k/a Jack A. Kohn, deceased, whose date of death was April 24, 2024, 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 31, 2024.

**Personal Representative:**

**Steven Kohn**  
173 Chisholm Trail  
Santa Fe, NM 87506  
Attorney for Personal Representative:  
Lowell S. Schoenfeld  
Attorney for Personal Representative  
Florida Bar Number: 980099  
GREEN SCHOENFELD & KYLE LLP  
1380 Royal Palm Square Blvd.  
Fort Myers, FL 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail:  
lowellschoenfeld@gskattorneys.com  
Sec. E-Mail:  
bethmikovits@gskattorneys.com  
00978682.DOC/1  
May 31; June 7, 2024 24-02209L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-1643**  
**Division Probate**  
**IN RE: DECEDENT OF DIANE L. OCEL Deceased.**

The administration of the Decedent of Diane L. Ocel, deceased, whose date of death was October 13, 2023, 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 Decedent 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 Decedent 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 31, 2024.

**Personal Representative:**

**Diana Bean**  
13831 Cherrywood Dr.  
Baxter, Minnesota 56425  
Attorney for Personal Representative:  
David M. Platt, Attorney  
Florida Bar Number: 939196  
David M. Platt, P.A.  
8880 Gladiolus Dr., Ste. 201  
Fort Myers, FL 33908  
Telephone: (239) 472-5400  
Email: david.platt@sancaplaw.com  
May 31; June 7, 2024 24-02221L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-001055**  
**IN RE: ESTATE OF STEPHEN J. SHEAHAN, a/k/a STEPHEN JOSEPH SHEAHAN, Deceased.**

The administration of the estate of Stephen J. Sheahan a/k/a Stephen Joseph Sheahan, deceased, whose date of death was December 31, 2023, 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 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 31, 2024.

**Personal Representative:**

**Samuel J. Sheahan**  
2222 N. Racine Ave, Apt. 13  
Chicago, IL 60614  
Shumaker, Loop & Kendrick, LLP  
Attorney for Personal Representative:  
By: Ashley S. Hodson  
E-Mail Addresses:  
ahodson@shumaker.com  
carolg@shumaker.com  
Florida Bar No. 064883  
240 S. Pineapple Avenue, 9th Floor  
P.O. Box 49948  
Sarasota, FL 34236  
Telephone: 941-364-2723  
#30772646v1  
May 31; June 7, 2024 24-02239L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-1341**  
**IN RE: ESTATE OF Patricia Dianne Wagner, a/k/a Dianne Bridagem Wagner, Deceased.**

The administration of the estate of Patricia Dianne Wagner, deceased, whose date of death was February 11th, 2024, 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 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 31, 2024.

**Personal Representative:**

**Merry Dawn Witt**  
P.O. Address: 210 East Cedar Avenue,  
Connellsville, PA 15425  
**Personal Representative**  
Ged Law  
Attorneys for Personal Representative  
7955 Airport Pulling Road North  
Suite 202  
Naples, FL 34109  
Telephone: 2395145048  
Florida Bar No. 18808  
Email Addresses: dged@ged-law.com  
May 31; June 7, 2024 24-02236L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024CP001381**  
**IN RE: ESTATE OF JAMES ERNEST REAM, Deceased.**

The administration of the estate of JAMES ERNEST REAM, deceased, whose date of death was December 8, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Probate Court, 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 31, 2024.

**Personal Representative:**

**/s/ Timothy J. Ream**  
**TIMOTHY J. REAM**  
1200 W. 4th Avenue  
Eugene, OR 97402  
Attorney for Personal Representative:  
/s/ Gregory J. Nussbickel  
Gregory J. Nussbickel  
Attorney for Petitioner  
Florida Bar No. 580643  
12487 Brantley Commons Court  
Fort Myers, FL 33907  
Telephone: (239) 900-9455  
Email: Greg@Will.Estate  
Secondary Email:  
Christine@Will.Estate  
May 31; June 7, 2024 24-02202L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-1438**  
**Division Probate**  
**IN RE: ESTATE OF MARILYN ELIZABETH PERRICONE Deceased.**

The administration of the estate of Marilyn Elizabeth Perricone, deceased, whose date of death was February 21, 2024, 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 May 31, 2024.

**Personal Representative:**

**Philip Perricone**  
18100 Villa Bellamare Lane  
Miomar Lakes, Florida 33913  
Attorney for Personal Representative:  
Abigail Mason Lyons  
Attorney  
Florida Bar Number: 1040206  
17911 Crown Lake Boulevard Ste 201  
Bonita Springs, FL 34135  
Telephone: (239) 948-1823  
Fax: (239) 948-1826  
E-Mail: abby.lyons@lyons-law.com  
May 31; Jun. 7, 2024 24-02212L

SECOND INSERTION

**NOTICE TO CREDITORS (Ancillary)**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-1575**  
**IN RE: ESTATE OF ALLEN WAYNE SETTLE, Deceased.**

The ancillary administration of the estate of ALLEN WAYNE SETTLE whose date of death was April 1, 2024, File Number 24-CP-1575, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, Florida 33902. The name and address of the personal representative and the personal representative's attorney is set forth below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must first file their claims with the Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is April 1, 2024.

The date of first publication of this Notice is May 31, 2024.

**Paul Allen Settle,**

**Personal Representative**  
363 Whitetail Run  
Clayton, DE 19938  
Ashley Czajkowski, Esq.  
Attorney for Personal Representative  
Florida Bar No.: 95940  
Goede, DeBoest & Cross, PLLC  
6609 Willow Park Drive, Second Floor  
Naples, Florida 34109  
Telephone: 239-687-3936  
Aczajkowski@gadclaw.com  
May 31; June 7, 2024 24-02219L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA PROBATE DIVISION  
**Case No. 2024-CP-001265**  
**IN RE: THE ESTATE OF GEORGE J. FLECKNEY, deceased**

The administration of the Estate of GEORGE J. FLECKNEY, deceased, whose date of death was January 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, 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 SO 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 31, 2024.

**Personal Representative:**

**GEORGE J. FLECKNEY**  
Attorney for Personal Representative:  
Jack Pankow, Esquire  
5230-2 Clayton Court  
Fort Myers, FL 33907  
Telephone: 239-334-4774  
FL Bar # 164247  
May 31; June 7, 2024 24-02238L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-001548**  
**Probate Division**  
**IN RE: ESTATE OF KEVIN WAYNE THOMPSON Deceased.**

The administration of the estate of Kevin Wayne Thompson, deceased, whose date of death was May 6, 2024, 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 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 31, 2024.

**Personal Representative:**

**Kenneth A. Thompson**  
524 South Ingraham Avenue  
Lakeland, Florida 33801  
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  
Email Address:  
r.page@roberthendersonlaw.com  
May 31; Jun. 7, 2024 24-02214L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-1646**  
**Division Probate**  
**IN RE: ESTATE OF CAROL A. PAULI Deceased.**

The administration of the Estate of Carol A. Pauli, deceased, whose date of death was January 10, 2024, 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 31, 2024.

**Personal Representative:**

**Jeffrey Cory**  
**Legacy Foundation**  
15010 Shell Point Blvd.  
Fort Myers, Florida 33908  
Attorney for Personal Representative:  
David M. Platt, Attorney  
Florida Bar Number: 939196  
David M. Platt, P.A.  
8880 Gladiolus Dr., Ste. 201  
Fort Myers, FL 33908  
Telephone: (239) 472-5400  
E-Mail: david.platt@sancaplaw.com  
May 31; June 7, 2024 24-02237L

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-1480**  
**Division: Probate**  
**IN RE: THE ESTATE OF JOHN HONEY BUCHANAN, Deceased.**

The Estate of JOHN HONEY BUCHANAN, deceased, whose date of death was March 29, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 24-CP-1480, which address is: Lee County Justice Center, 1st Floor, 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. The date of first publication of this notice is May 31, 2024.

All creditors and those having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named 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 having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, are required to file their claims with the abovenamed court within three (3) months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

**Personal Representative:**

**Elizabeth A. Reilly**  
68 Dutcher Street  
Hopedale, MA 01747  
Attorney for Personal Representative:  
Jennifer M. Neilson  
Florida Bar No. 54986  
NEILSON LAW, P.A.  
829 SE 47th Terrace  
Cape Coral, Florida 33904  
Office: (239) 443-3866  
Email: jn@nlaw.us  
May 31; June 7, 2024 24-02220L

SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 24-CP-001659**  
**Division: Probate**  
**IN RE: ESTATE OF SANDRA J. SMITH, 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 Sandra J. Smith, deceased, File Number 24-CP-001659, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was February 16, 2024; that the total value of the Estate is \$49,143.86; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address  
Peter G. Smith, as Trustee  
7820 Fanning Court #154,  
Fort Myers, FL 33907  
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 SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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 31, 2024.

**Personal Giving Notice:**

**Peter G. Smith**  
7820 Fanning Court #154  
Fort Myers, FL 33907  
Attorney for Person Giving Notice:  
Kevin A. Kyle, Attorney  
Florida Bar Number: 980595  
GREEN SCHOENFELD & KYLE LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: kevin.kyle@gskattorneys.com  
00975624.DOC/1  
May 31; June 7, 2024 24-02244L

**SUBSCRIBE TO THE BUSINESS OBSERVER**  
Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)  
**Business Observer**

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL  
CIRCUIT IN AND FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 24-CP-735  
In Re: Estate of  
**BETTY LOU BLUM**  
Deceased.

The administration of the estate of BETTY LOU BLUM deceased, whose date of death was November 23, 2023, 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 upon 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 TIME PERIODS SET FORTH IN FLORIDA STATUTE 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 31, 2024.

**Michael Allen Blum**  
2203 Robert Ave  
Alva, FL 33920

O'HALLORAN LEGAL GROUP,  
PLLC.

By: David G. Jones  
Attorney for the Personal  
Representative

Florida Bar No. 1010525

Post Office Box 540

Fort Myers, FL 33902-0540

Tel: (239) 334-7212

e-mail:

David@OHalloranlegalgroup.com

secondary:

Eve@OHalloranlegalgroup.com

May 31; June 7, 2024 24-02213L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-1532  
Division Probate  
IN RE: ESTATE OF  
**ROGER L. BICKFORD**  
Deceased.

The administration of the estate of Roger L. Bickford, deceased, whose date of death was December 28, 2023, 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 31, 2024.

**Personal Representative:**

**Michelle L. Bickford-Matthews**  
4292 Fox St.  
Randleman, NC 27317

Attorney for Personal Representative:

Douglas A. Dodson, II

Florida Bar Number: 126439

DORCEY LAW FIRM PLC

10181 Six Mile Cypress Parkway, Ste C

Fort Myers, FL 33966

Telephone: (239) 418-0169

Fax: (239) 418-0048

E-Mail: douglas@dorceylaw.com

Secondary E-Mail:

probate@dorceylaw.com

May 31; June 7, 2024 24-02203L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001411  
IN RE: ESTATE OF  
**ROBERT LEO RADEMACHER,**  
Deceased.

The administration of the estate of ROBERT LEO RADEMACHER, deceased, whose date of death was August 19, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representatives and the personal representatives' 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 31, 2024.

**JOHN RADEMACHER**

**Personal Representative**

8035 N. Oconto Avenue

Niles, IL 60714

**ASHLEY EIPERS**

**Personal Representative**

2441 West Memorial Drive

Phoenix, AZ 85086

Robert D. Hines, Esq.

Attorney for Personal Representatives

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:

jrvera@hnh-law.com

May 31; June 7, 2024 24-02201L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001249  
IN RE: ESTATE OF  
**DENIS DROLET,**  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that Petition for Formal Administration has been filed in the Estate of DENIS DROLET, deceased, File No. 24-CP-001249, in the Circuit Court for Lee County, Florida, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All Creditors of the decedent and other persons having claims or demands against decedent's estate on who a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice will be on May 31, 2024.

Dated: May 15, 2024

Zendegui Law Group, P.A.

/s/ Giovanni V. Borges

Giovanni V. Borges

Attorney for Petitioner

Florida Bar Number: 1017751

1111 Kane Concourse, Suite 310

Bay Harbor Islands, Florida 33154

Telephone: (305) 579-3333

Fax: (305) 579-3330

E-mail: Giovanni@gdzlaw.com

Secondary E-mail:

service@gdzlaw.com

May 31; June 7, 2024 24-02200L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY, FL  
PROBATE DIVISION  
FILE NO. 2024-CP-001670  
JUDGE: MCHUGH  
IN RE: ESTATE OF  
**BARBARA KAY PERRY,**  
also known as **BARBARA K. PERRY,**  
DECEASED.

The administration of the Estate of Barbara Kay Perry, also known as Barbara K. Perry, deceased, whose date of death was November 5, 2023, 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 31, 2024.

**Personal Representative:**

**FIFTH THIRD BANK, NATIONAL**

**ASSOCIATION**

1 S. Main Street, MD 33297P

Dayton, Ohio 45402

Attorney for Personal Representative:

KIMBERLY LEACH JOHNSON, ESQ.

Attorney

Florida Bar Number: 335797

Quarles & Brady LLP

1395 Panther Lane, Suite 300

Naples, Florida 34109

Telephone: (239) 262-5959/

Fax: (239) 659-5004

E-Mail:

kimberly.johnson@quarles.com

Alternate E-Mail:

debra.seymour@quarles.com

May 31; Jun. 7, 2024 24-02225L

**NOTICE OF ACTION -**  
**CONSTRUCTIVE SERVICE**  
**(PROPERTY)**

IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA

CASE NO. 24-CA-003427

ADD VALUE DEVELOPMENT,  
LLC, Plaintiff, vs.

WRA VDL 106, LLC, Defendant.

To: WRA VDL 106, LLC, 24270 Mead-

ow Drive NW, Calgary, AB T3R 1A8

YOU ARE HEREBY NOTIFIED

that an action to quiet title on the fol-

lowing property in Lee County, Florida:

Lots 15 and 16, Block 2715, of

## 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. 23-CA-007041

SUN WEST MORTGAGE  
COMPANY, INC.,

Plaintiff, vs.

JOHN MIMMO, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 21, 2024 in Civil Case No. 23-CA-007041 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein SUN WEST MORTGAGE COMPANY, INC is Plaintiff and John Mimmo, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of June, 2024 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 20, Block C, LAS PALMAS, according to the plat thereof, recorded in Plat Book 32, Page 117, of the Public Records of Lee County, Florida.

Address: 631 Astarias Cir, Fort

Myers, FL 33919

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 05/23/2024

Kevin C. Karnes

Deputy Clerk

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

(SEAL) BY: N. Watson

McCalla Raymer Leibert Pierce, LLC

110 SE 6th Street, Suite 2400

Fort Lauderdale, FL 33301

AccountsPayable@mccalla.com

Counsel of Plaintiff

23-06419FL

May 31; June 7, 2024 24-02208L

## SECOND INSERTION

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

CASE NO.: 24-CA-001244

BOA PROPERTIES LLC,

Plaintiff, v.

RICH 868, LLC, A Florida Limited

Liability Company,

Defendants.

TO: RICH 868, LLC, A Florida Lim-

ited Liability Company

c/o Mark Mashiter, its Registered Agent

728 Pine Island Road, #4

Cape Coral, FL 33991

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:

Lots 22 and 23, Block 2083, Unit

31, CAPE CORAL, according to the

plat thereof as recorded in

Plat Book 14, Pages 149 through

165, inclusive, of the Public Re-

ords of Lee County, Florida.

has been filed against you and that you

are required to serve a copy of your writ-

ten 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 July 3, 2024, and file the original

with the Clerk of this Court, at 2075 Dr

Martin Luther King Jr Blvd, Fort My-

ers, FL 33901 before service on Plaintiff

or immediately thereafter. If you fail to

do so, a Default may be entered against

you for the relief

demand in the Complaint.

DATED this 24th day of May, 2024.

Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: K. Harris

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

May 31; June 7, 14, 21, 2024

24-02217L

## --- ACTIONS / SALES ---

## SECOND INSERTION

CAPE CORAL SUBDIVISION  
UNIT 39, according to the Plat  
thereof, as recorded in Plat Book  
16, Page 143, Public Records of  
Lee County, Florida.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Dane T.  
Stanish, Esq., attorney for Add Value  
Development, LLC, whose address is  
3475 Sheridan Street, Suite 209, Hol-  
lywood, FL 33021, and file the original  
with the Clerk of the above-styled Court  
on or before July 03, 2024, otherwise a

--- ACTIONS / SALES ---

THIRD INSERTION

**NOTICE OF PROBATE ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**Case No.: 2020-CP-002878**  
**IN RE: THE ESTATE OF: EARLIE LEE BENJAMIN, SR., Deceased.**  
 TO: DAISY UPSHAW, (last known address) 4715 Hunters Green Dr., Fort Myers, FL 33905; and the known creditors and all unknown claimants, creditors, assignees, devisees, heirs, or other parties asserting an interest by, through or against the Estate of Earlie Benjamin.  
 YOU ARE NOTIFIED that Petition for Summary Administration has been filed in the above referenced probate action and you are required to serve a

copy of your written defenses, if any, to it, on Petitioner's attorney, The Law Offices of Megan D. Widmeyer, P.A., 1. E. Broward Blvd., Suite 700, Fort Lauderdale, FL 33301, on or before July 1, 2024, and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you.  
 DATED on 05/21/2024  
 KEVIN C. KARNES  
 Clerk of the Court & Comptroller (SEAL) By: C. Russo  
 As Deputy Clerk  
 The Law Offices of Megan D. Widmeyer, P.A., 1. E. Broward Blvd., Suite 700, Fort Lauderdale, FL 33301, May 24, 31; Jun. 7, 14, 2024  
 24-02139L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA.**  
**CASE No. 22-CA-002440**  
**CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF VIRGINIA S. DEVENY (DECEASED), ET AL. DEFENDANT(S).**  
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 25, 2024, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on JUNE 27, 2024, at 09:00 AM, at www.lee.realforeclose.com for the following described property:  
 LOTS 63 AND 64, ALL IN BLOCK 5378, OF CAPE CORAL, UNIT 89, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 23, AT PAGE 149 THROUGH 161, 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. 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.  
 Date: 05/24/2024  
 Kevin C. Karnes  
 Clerk of the Circuit Court (Court Seal) By: N. Watson  
 Deputy Clerk of the Court  
 Prepared by:  
 Tromberg, Morris & Poulin, PLLC  
 600 West Hillsboro Boulevard  
 Suite 600  
 Deerfield Beach, FL 33441  
 Our Case #: 22-000235-FNMA-FSCST\22-CA-002440\CMS  
 May 31; Jun. 7, 2024  
 24-02229L

FOURTH INSERTION

**NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA**  
**Case No.: 24-DR-001686**  
**Division: Carolyn Swift**  
**ANDDY OMAR GARCIA, Petitioner, and AZALIA JIMENEZ, Respondent.**  
 TO: Azalia Jimenez  
 910 SW 11th Place  
 Cape Coral, Florida 33991  
 Telephone No.: 239-560-9306  
 YOU ARE NOTIFIED that an action for Annulment of Marriage Or, In The Alternative Dissolution Of Marriage And Other Relief Without Dependent Or Minor Children has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Collette Rodgers, Esquire, of RODGERS LAW FIRM PA, Petitioner's attorney, whose address is 4206 Del Prado

Bldv. S., Cape Coral, FL 33904, on or before June 20, 2024, and file the original with the clerk of this court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the 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.  
 DATED this 10th day of May, 2024.  
 Kevin C. Karnes  
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Jessica Collins  
 Deputy Clerk  
 RODGERS LAW FIRM PA  
 4206 Del Prado Blvd. S., Cape Coral, FL 33904  
 May 17, 24, 31; Jun. 7, 2024  
 24-01975L

SECOND INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**CASE NO.: 24-CA-001538**  
**PRIMARY RESIDENTIAL MORTGAGE INC., Plaintiff, v. CHRISTOPHER S. TURCO, et al., Defendants.**  
 TO: Christopher S. Turco  
 12342 Woodrose Court #3  
 Fort Myers FL 33907  
 Unknown Spouse of Christopher S. Turco  
 12342 Woodrose Court #3  
 Fort Myers FL 33907  
 Unknown Party in Possession 1  
 12342 Woodrose Court #3  
 Fort Myers FL 33907  
 Unknown Party in Possession 2  
 12342 Woodrose Court #3  
 Fort Myers FL 33907

degrees 11 minutes 36 seconds West for 36.33 feet to the Point of Beginning. Bearings are from the plat of PINE MANOR, Unit 6, as recorded in Plat Book 12, Page 82, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 24th day of May, 2024.  
 Kevin C. Karnes  
 as Clerk of the Circuit Court of Lee County, Florida (SEAL) By: K. Harris  
 DEPUTY CLERK  
 Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789  
 May 31; June 7, 2024  
 24-02215L

THIRD INSERTION

**NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 24-CP-001623**  
**IN RE: ESTATE OF WILLIAM ANTHONY STANFORD, Deceased.**  
 TO: STEPHEN STANFORD  
 Unknown  
 YOU ARE NOTIFIED that a Petition for Appointment has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before July 01, 2024, 20244, and to

file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.  
 Signed on this 21st day of May, 20244.  
 Kevin C. Karnes  
 As Clerk of the Court (SEAL) By: C. Russo  
 As Deputy Clerk  
 Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612  
 May 24, 31; Jun. 7, 14, 2024  
 24-02142L

SECOND INSERTION

**NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**Case No.: 2024-CA-002818**  
**IN RE: FORFEITURE OF: \$10,495.00 (Ten Thousand Four Hundred Ninety-Five Dollars) in U.S. Currency**  
 ALL PERSONS who claim an interest in the following property: \$10,495.00 (Ten Thousand Four Hundred Ninety-Five Dollars) in U.S. Currency, which was seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes, by the Department of High-

way Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about April 1, 2024, in Lee County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angelina Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Boulevard, Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.  
 May 31; June 7, 2024  
 24-02210L

SECOND INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA.**  
**CASE No. 24-CC-002513**  
**APEX ROOFING AND RESTORATION, LLC, PLAINTIFF, VS. JACOB FOX, ET AL. DEFENDANT(S).**  
 TO: JACOB FOX  
 RESIDENCE: UNKNOWN  
 LAST KNOWN ADDRESS: 1807 Northwest 2nd Place, Cape Coral, FL 33993  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Lee County, Florida:  
 LOTS 20 AND 21, BLOCK 2699, OF THAT CERTAIN SUBDIVISION KNOWN AS, CAPE CORAL UNIT 39, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 16, PAGES 142 THROUGH 154.  
 has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the

original with the Clerk of the Court, within 30 days after the first publication of this notice, otherwise a default may be entered against you for the relief demanded in the Complaint.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.  
 This notice shall be published once a week for two consecutive weeks in the Business Observer.  
 Date: 05/24/2024  
 Kevin C. Karnes  
 Clerk of the Circuit Court (SEAL) By: N. Watson  
 Deputy Clerk of the Court  
 Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441  
 Our Case #: 24-000394/24-CC-002513/Apex  
 May 31; June 7, 2024  
 24-02231L

FOURTH 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-1708**  
**RAMO LIBIC, Plaintiff, -vs- GRM&LLM PROPERTIES, LLC, its devisees, grantees, creditors, 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, his several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons and his 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, and ALL OTHERS WHOM IT MAY CONCERN,**  
**Defendant.**  
 TO THE DEFENDANT GRM&LLM PROPERTIES, LLC 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 cor-

poration 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:  
 Lot 34 and 35, Block 2877, Unit 41, Cape Coral Subdivision, according to the map or plat thereof, as recorded in Plat Book 17, Pages 2 through 14, inclusive, of the Public Records of Lee County, Florida.  
 Strap No.: 03-44-23-C1-02877.0340  
 a/k/a 1215 NW 15th Terrace, Cape Coral, Florida 33993  
 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 Thomas M. Tarsia, 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 June 17, 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 Cape Coral, Florida.  
 Dated: 05/08/2024  
 KEVIN C. KARNES,  
 Clerk of Circuit Court (SEAL) By: N. Watson  
 Deputy Clerk  
 Thomas M. Tarsia, Esquire, Plaintiff's Attorney, Jones, Haber & Rollings, 1633 SE 47th Terrace, Cape Coral, Florida 33904  
 May 17, 24, 31; Jun. 7, 2024  
 24-01976L

FOURTH INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**CIVIL DIVISION**  
**Case Number: 24-CA-003456**  
**JOSEPH W. STAROWICZ, Plaintiff, v. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JOSEPH H. BLACK, deceased, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST SUSAN J. BLACK, deceased, Defendants.**

Property Address: 1624 NW 9th Ave., Cape Coral, FL 33993 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on, William J. Podolsky, III, Esq., attorney for Plaintiff, whose address is Spencer Fane, LLP, 201 N Franklin St., Ste 2150, Tampa, FL 33602-5627, which date is: June 18, 2024 and to 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.  
 The action was instituted in the Twentieth Judicial Circuit Court for Lee County in the State of Florida and is styled as follows: JOSEPH W. STAROWICZ, Plaintiff, v. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JOSEPH H. BLACK, deceased, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST SUSAN J. BLACK, deceased, Defendants.  
 DATED on May 09, 2024

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JOSEPH H. BLACK, deceased, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST SUSAN J. BLACK, deceased (Addresses Unknown)  
 YOU ARE NOTIFIED that an action to quiet title to the following described real property in Lee County, Florida:  
 Lots 13 and 14, Block 2915, Cape Coral, Unit 42, according to the plat thereof as recorded in Plat Book 17, Page 32, Public Records of Lee County, Florida.

The action was instituted in the Twentieth Judicial Circuit Court for Lee County in the State of Florida and is styled as follows: JOSEPH W. STAROWICZ, Plaintiff, v. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JOSEPH H. BLACK, deceased, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST SUSAN J. BLACK, deceased, Defendants.  
 DATED on May 09, 2024  
 Kevin C. Karnes  
 Clerk of the Court (SEAL) By: K. Shoap  
 As Deputy Clerk  
 William J. Podolsky, III, Esq. Spencer Fane, LLP  
 201 N Franklin St., Ste 2150  
 Tampa, FL 33602-5627  
 May 17, 24, 31; Jun. 7, 2024  
 24-01977L

SECOND INSERTION

**NOTICE OF RESCHEDULED SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**  
**CIVIL ACTION**  
**CASE NO.: 2023-CA-007364**  
**OCEANSIDE MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GEORGE E. PADILLA, DECEASED, et al, Defendant(s).**

on the 13th day of June, 2024, the following described property as set forth in said Final Judgment of Foreclosure:  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: LOT 10, BLOCK 15, UNIT 2, SECTION 28, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 78, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 A/K/A 4700 W 3RD ST LEHIGH ACRES FL 33971

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 14, 2024, and entered in Case No. 2023-CA-007364 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Oceanside Mortgage Company, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, George E. Padilla, deceased, Alfredo Padilla, Alexandra J. Padilla, United States of America Acting through Secretary of Housing and Urban Development, are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am

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 in Lee County, Florida this day of 05/22/2024.  
 Kevin C. Karnes  
 Clerk of the Circuit Court Lee County, Florida (SEAL) By: N. Watson  
 Deputy Clerk  
 Albertelli Law  
 Attorney for Plaintiff  
 P.O. Box 23028  
 Tampa, FL 33623  
 (813) 221-4743  
 CT - 23-003916  
 May 31; Jun. 7, 2024  
 24-02199L



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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