

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Erika Kern, desiring to engage in business under the fictitious name of Sanibel Coral and Shells located at (13401 Electron Dr Fort Myers, FL 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.
December 19, 2025 25-05100L

FIRST INSERTION
PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. January 6, 2026 at 11:45 AM.**
Maribel Hernandez
Household items
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.
December 19, 26, 2025 25-05093L

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 Adapt Dumpster Rentals Fort Myers located at 204 3rd St in the City of Fort Myers, Lee, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of December, 2025
Adapt Waste
December 19, 2025 25-05157L

FIRST INSERTION
PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Extra Space Storage 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 SE, Bonita Springs, FL 34135, January 06, 2026 at 12:30 PM
Zhane Nash
Household Goods
Household Goods The auction will be listed and advertised on www.storage treasures.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.
December 19, 26, 2025 25-05095L

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Caleb Metcalf, desiring to engage in business under the fictitious name of Gulf Marine Dock & Lift located at 3313 NE 15th Pl, Cape Coral FL 33909 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.
December 19, 2025 25-05098L

FIRST INSERTION
FICTITIOUS NAME NOTICE TO WHOM IT MAY CONCERN
The undersigned pursuant to Florida Statutes Section 865.09 will register with the Florida Division of Corporations Department of State upon receipt of proof of publication of this notice the fictitious name of THE GARDEN PLACE—ESTERO which will engage in business at 20071 South Tamiami Trail, Estero, Florida 33928. The party interested in said business enterprise is Driftwood Garden Center of Ft. Myers, Inc.
Dated this 12th day of December, 2025
By Brad Hazlett, Vice President
December 19, 2025 25-05134L



FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that (Jeffrey N Kern), desiring to engage in business under the fictitious name of Island Get-away Rentals located at (13401 Electron Dr. Fort Myers, FL 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.
December 19, 2025 25-05099L

FIRST INSERTION
NOTICE OF PUBLIC SALE:
NOTICE IS HEREBY GIVEN THAT ON 01/12/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: NELSON'S AUTO REPAIR LLC 1FADP3F27HL247507 2017 FORD 1172.78 TEL:813-697-1791 MV#: MV104538 LOCATION: 930 SE 9TH LN UNIT 1, CAPE CORAL, FL 33990/ NAME: ALPHA & OMEGA MOBILE REPAIR LLC 2T1BURHE4FC438438 2015 TOYT 5844.47 TEL:813-697-1791 MV#: MV115582 LOCATION: 920 WELLS AVE, LEHIGH ACRES, FL 33972/
December 19, 2025 25-05144L

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 GATOR MIKES FAMILY FUN PARK/ DINO SCOOPS located at 35 NE PINE ISLAND ROAD in the City of CAPE CORAL, Lee, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of December, 2025
CJS CES CAPE VENTURES LLC
December 19, 2025 25-05162L

FIRST INSERTION
AMENDED NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No: 25-DR-5786
IN RE: THE MATTER OF ERICK FLORES, Petitioner/Father, and MADISON SAEMAN, Respondent/Mother.
TO: Madison Saeman Last known Address 4331 Glenwood Ave, Apt 7 Fort Myers, FL 33905
YOU ARE NOTIFIED that an action for Paternity and for related relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Men's Rights Law Firm, 2799 Del Prado Blvd. S., Cape Coral, Florida 33904, on or before January 21, 2026, 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 12th day of December, 2025.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins
Deputy Clerk
Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05145L

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 PRESTIGIOUS POOLS located at 1500 ROYAL PALM SQUARE BLVD, STE 101 in the City of FORT MYERS, Lee, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of December, 2025
1008200804242008 ONTARIO, LLC
TONY DINARDO
December 19, 2025 25-05097L

FIRST INSERTION
NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25CA002445
SOUTH BROADMOOR CONDOMINIUM, INC., a Florida Not-for-profit Corporation, Plaintiff, v. AUGUSTINE DE MARTINO a/k/a AUGUSTINE DEMARTINO, et al., Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida on December 12, 2025, I will sell the property situated in Lee County, Florida, described as:
Unit 3 of South Broadmoor Manor, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 556, Page 56, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements, Parcel ID #34-44-27-24-00000.0030
at public sale, to the highest and best bidder, for cash, on January 15, 2026, beginning at 9:00 a.m. at, www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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: 12/15/2025
Kevin C. Karnes,
As Clerk of the Court (SEAL) By: T Mann
As Deputy Clerk
Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
Attorney for Plaintiff,
kmace@gadclaw.com
kgermanis@gadclaw.com
December 19, 26, 2025 25-05160L

FIRST INSERTION
NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-CA-002574
DKC LENDING LLC, a Florida limited liability company, Plaintiff, v. ZEPHYR CONSTRUCTION AND CONSULTING INC., a Florida Profit Corporation; DEVIN KENDRICK; and UNKNOWN TENANT IN POSSESSION, Defendants.
NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on January 15, 2026 at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida:
Lot 14, South-Side Trailer Village Subdivision, according to the map or plat thereof, as recorded in Plat Book 21, Page 101, of the Public Records of Lee County, Florida.
Together with that certain 1966 Belair Double-Wide Mobile Home, Identification #B20X-43CK2180A and Title #7426100 and Identification #B20X-43CK2180B and Title #7426099.
Property Address: 2105 Flowers Drive, Ft. Myers, FL 33907. pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth 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 before the clerk reports the surplus as unclaimed.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
WITNESS my hand and official seal of this Honorable Court this day of 12/12/2025
Kevin C. Karnes
Clerk of the Circuit Court (SEAL) By: N Wright-Angad
DEPUTY CLERK
December 19, 26, 2025 25-05148L

FIRST INSERTION
NOTICE OF SALE PURSUANT TO FLORIDA STATUTES CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 25 - CC - 001589 - LSG
TIMBER RIDGE NEIGHBORHOOD ASSOCIATION, INC., Plaintiff vs. VENSON J. WALKER, et al., Defendants.
Notice Is Given that pursuant to a Final Judgment of Foreclosure filed December 11, 2025 in Case No. 25-CC-001589 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TIMBER RIDGE NEIGHBORHOOD ASSOCIATION, INC., is the Plaintiff, and VENSON J. WALKER is the Defendant, I will sell to the highest and best bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes on January 15, 2026, the following described property set forth in the order of Final Judgment:
Lot 7, Block B of TIMBER RIDGE COURT & CIRCLE, according to the map or plat thereof as recorded in Plat Book 81, at Page 77, in the public records of Lee County, Florida;
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
Dated: 12/12/2025
KEVIN C. KARNES,
As Clerk of Circuit Court (SEAL) By: N Wright-Angad
As Deputy Clerk
James Michael Costello, Esq.,
Law Offices of James M. Costello, PL,
Attorneys for Plaintiff,
1136 NE Pine Island Road, Ste. 52, Cape Coral, FL 33909;
Phone: (239) 334-8333.
December 19, 26, 2025 25-05139L

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. 2025-CP-003717
IN RE: THE ESTATE OF JAMES LEO TURCOTTE. Deceased
The administration of the Estate of James Leo Turcotte, deceased, whose date of death was October 17, 2025, 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 December 19, 2025.
Personal Representative CRYSTAL TURCOTTE
Attorney for Personal Representative Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
December 19, 26, 2025 25-05176L

FIRST INSERTION
NOTICE OF SALE PURSUANT TO FLORIDA STATUTES CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 25 - CC - 001645 - LSG
TIMBER RIDGE NEIGHBORHOOD ASSOCIATION, INC., Plaintiff vs. JONATHAN R. THERIAULT, et al., Defendants.
Notice Is Given that pursuant to a Final Judgment of Foreclosure filed December 11, 2025 in Case No. 25-CC-001645 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TIMBER RIDGE NEIGHBORHOOD ASSOCIATION, INC., is the Plaintiff, and JONATHAN R. THERIAULT and CANDICE THERIAULT are the Defendants, I will sell to the highest and best bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes on January 15, 2026, the following described property set forth in the order of Final Judgment:
Lot 10, Block C of TIMBER RIDGE, according to the map or plat thereof as recorded in Plat Book 66, at Page 98, in the public records of Lee County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
Dated: 12/12/2025
KEVIN C. KARNES,
As Clerk of Circuit Court (SEAL) By: N Wright-Angad
As Deputy Clerk
James Michael Costello, Esq.,
Law Offices of James M. Costello, PL,
Attorneys for Plaintiff,
1136 NE Pine Island Road, Ste. 52, Cape Coral, FL 33909;
Phone: (239) 334-8333.
December 19, 26, 2025 25-05138L

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 25-DR-008859
IN RE: The Marriage of Shelly Renee Wilt Petitioner and Terrence Edwards Respondent
TO: Terrence Edwards
1010 11th Street, Unit 326, Sacramento, California 95814
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Shelly Renee Wilt whose address is 8401 Claw Glades Loop, Wesley Chapel, Florida 33545 on or before January 21, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 12/12/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins
Deputy Clerk
Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05170L

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25 - CC - 008212
SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., Plaintiff, vs. MARIA DALEY, TR., UNKNOWN SPOUSE OF MARIA DALEY, AND TENANT #1 AND TENANT #2, Defendants.
TO: MARIA DALEY, TR. and UNKNOWN SPOUSE OF MARIA DALEY; last known address: 621 N. Du Page Avenue, Addison, Illinois 60601-1919;
You Are Notified that an action to enforce a lien for unpaid condominium common expense assessments on the following property in Lee County, Florida:
Unit 308, SABAL PALM I AT GRANDE OAK, A CONDOMINIUM according to the Declaration of Condominium thereof as recorded in O.R. Book 3373, at Page 2321, and as subsequently amended, 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 James Michael Costello, Esq., Plaintiff's attorney, whose address is: c/o LAW OFFICES OF JAMES M. COSTELLO, PL 1136 NE Pine Island Road, #52 Cape Coral, FL 33909 on or before thirty (30) days after the first date of publication, 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 this 12th day of December, 2025.
KEVIN C. KARNES,
as Clerk of Courts, (SEAL) By: K Shoap
as Deputy Clerk
James Michael Costello, Esq.,
Plaintiff's attorney
c/o LAW OFFICES OF JAMES M. COSTELLO, PL 1136 NE Pine Island Road, #52 Cape Coral, FL 33909
December 19, 26, 2025 25-05146L

FIRST 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. 25-CA-002473
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DAVID MALDONADO, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 8, 2025 in Civil Case No. 25-CA-002473 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and David Maldonado, 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 8th day of January, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 5, Block 251, MIRROR LAKES UNIT 65, in Section 20, Township 45 South, Range 27 East, according to the plat thereof recorded in Plat Book 27, Page 152, Public Records of Lee County, Florida.
Address: 809 Grenada Ave, Lehigh Acres, FL 33974
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 12/12/2025.
Kevin C. Karnes
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court (SEAL) BY: N Wright-Angad
McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-12082FL
December 19, 26, 2025 25-05135L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025002186
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-15515
Year of Issuance 2023
Description of Property LOT 8, BLOCK 3, UNIT 1, SECTION 13, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS
Strap Number 13-44-27-01-00003.0080
Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

FIRST INSERTION

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

Tax Deed #:2025002187
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-15516
Year of Issuance 2023
Description of Property LOT 14 BLOCK 3 UNIT 1 SECTION 13, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 15, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS
Strap Number 13-44-27-01-00003.0140
Names in which assessed: TARPON IV LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

FIRST INSERTION

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

Tax Deed #:2025002147
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-576
Year of Issuance 2022
Description of Property LOT 8, BLOCK 67, UNIT 12, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 181, PUBLIC RECORDS, LEE COUNTY, FLORIDA.
Strap Number 01-45-27-12-00067.0080
Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05013L

FIRST INSERTION

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

Tax Deed #:2025002146
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 21-015817
Year of Issuance 2021
Description of Property LOT 3, BLOCK 37, UNIT 7, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 137, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-07-00037.0030
Names in which assessed: ALFONSO COMPEAN, VERONICA COMPEAN

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05026L

FIRST INSERTION

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

Tax Deed #:2025002176
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-10654
Year of Issuance 2023
Description of Property LOT 24, BLOCK 1, UNIT 1, LEHIGH PARK, SECTION 23, 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 15, PAGE 64, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap Number 23-44-26-08-00001.0240
Names in which assessed: DAVID CHUANG

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05042L

FIRST INSERTION

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

Tax Deed #:2025002199
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-13587
Year of Issuance 2023
Description of Property LOT 4, BLOCK 7, SE1/4 OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 36-43-27-01-00007.0040
Names in which assessed: TARPON IV LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05050L

FIRST INSERTION

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

Tax Deed #:2025002231
NOTICE IS HEREBY GIVEN that Buffalo Bill 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: 23-18258
Year of Issuance 2023
Description of Property LOT 14, BLOCK 47, UNIT 11 TWIN LAKE ESTATES, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 217, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA4
Strap Number 03-45-27-11-00047.0140
Names in which assessed: ALIX ANTOINE TORCHON

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05083L

FIRST INSERTION

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

Tax Deed #:2025002218
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-17581
Year of Issuance 2023
Description of Property WEST HALF OF LOT 1, BLOCK 22 UNIT 6 SECTION 35 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 15, PAGE 52, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-27-06-00022.001A
Names in which assessed: MARGARET OPAL EICHLER

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05080L

FIRST INSERTION

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

Tax Deed #:2025002226
NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS 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: 23-22415
Year of Issuance 2023
Description of Property LOT 322 OF SUNDIET VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap Number 07-44-22-03-00000.3220
Names in which assessed: MD ENAYET H GAZI, MOST TAHAMINA BEGUM

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05089L

FIRST INSERTION

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

Tax Deed #:2025002194
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-15571
Year of Issuance 2023
Description of Property THE WEST 1/2 OF LOT 13, BLOCK 15, LEHIGH ACRES, UNIT 6, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-06-00015.013A
Names in which assessed: BIG FLOOR, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05066L

FIRST INSERTION

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

Tax Deed #:2025002190
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-15557
Year of Issuance 2023
Description of Property LOT 6, BLOCK 20, UNIT NO. 5, LEHIGH ACRES, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-05-00020.0060
Names in which assessed: TARPON IV, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05065L

FIRST INSERTION

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

Tax Deed #:2025002153
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 10-689
Year of Issuance 2022
Description of Property LOT 12, BLOCK 11, UNIT 1, LEHIGH ACRES, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-26-01-00011.0120
Names in which assessed: MATHEW WATSON

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05010L

FIRST INSERTION

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

Tax Deed #:2025002152
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 22-204
Year of Issuance 2022
Description of Property LOT 7, BLOCK 72, UNIT 14, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18 PAGE 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-14-00072.0070
Names in which assessed: ARTHUR F. CLARKE, ESTATE OF CATHERINE H CLARKE, FRANK L. CLARKE JR., JAMES J. CLARKE, JOHN C. CLARKE, JOSEPH E. CLARKE

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05029L

FIRST INSERTION

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

Tax Deed #:2025002164
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-11987
Year of Issuance 2023
Description of Property LOT 19, BLOCK 32, UNIT 5, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST OF LEHIGH ACRES ACCORDING TO THE PLAT THEREOF ON FILE RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 36-44-26-99-05032.0190 AS DESC IN OR 4516 PG 2118
Strap Number 36-44-26-05-00032.0190
Names in which assessed: CHARLES FREDRICK MARSDEN, MATT MATTINGLY, MATTHEW MATTINGLY, NORMA MARSDEN

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05044L

FIRST INSERTION

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

Tax Deed #:2025002212
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-16530
Year of Issuance 2023
Description of Property EAST 1/2 OF LOT 13, BLOCK 35, UNIT 7, SECTION 21, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 30, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-44-27-L2-09035.013B
Names in which assessed: JOHN L EICHSTADT SR, THOMAS A EICHSTADT, THOMAS A EICHSTADT ES-TATE

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05071L

FIRST INSERTION

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

Tax Deed #:2025002198
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-16702
Year of Issuance 2023
Description of Property EAST 1/2 OF LOT 1, BLOCK 28, UNIT 7, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 34, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-27-07-00028.001B
Names in which assessed: ANN HAYES-MORRISON REVOCABLE LIVING TRUST AGREEMENT DTD JANUARY 28, 2003

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05074L

FIRST INSERTION

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

Tax Deed #:2025002316
NOTICE IS HEREBY GIVEN that Buffalo Bill 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: 23-22168
Year of Issuance 2023
Description of Property LOT 4, BLOCK 75, UNIT 13, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 28, PAGE 71, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-45-27-13-00075.0040
Names in which assessed: JOSEPH J WITHERSPOON, JOSEPH J WITHERSPOON, MYRNA C WITHERSPOON, MYRNA C WITHERSPOON

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05088L

FIRST INSERTION

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

Tax Deed #:2025002133
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY 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: 23-22998
Year of Issuance 2023
Description of Property CONDOMINIUM UNIT 509, SANIBEL HARBOUR YACHT CLUB, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN INSTRUMENT NO 2006000142556, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-46-23-07-00000.0509
Names in which assessed: ANGELA MCGILVREY, JOSEPH MCGILVREY

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05092L

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025002171
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-12838
Year of Issuance 2023
Description of Property LOT 5, BLOCK 51 UNIT 4, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, OF THAT CERTAIN SUBDIVISION KNOWN AS LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA IN PLAT BOOK 15, PAGE 96. Strap Number 10-45-26-04-00051.0050
Names in which assessed: PATRICIA V MONTAUDON, PATRICIA VALERO MONTAUDON

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05045L

FIRST INSERTION

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

Tax Deed #:2025002229
NOTICE IS HEREBY GIVEN that Buffalo Bill 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: 23-13858
Year of Issuance 2023
Description of Property FROM THE SOUTHWESTERLY CORNER OF UNIT 1, SUNNY PALMS ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 82, OFFICE OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, RUNNING S 89-⁰⁰ 16' 53" WEST ALONG THE SOUTHERLY LINE OF NORTH 1/2 A DISTANCE OF 2006.92 FEET, THENCE NORTH 0-⁰⁰ 36' 39" WEST 1063.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0-⁰⁰ 36' 39" WEST 75 FEET. NORTH 89-⁰⁰ 23' 21" EAST 120 FEET, SOUTH 0-⁰⁰ 36' 39" EAST 75 FEET, SOUTH 89-⁰⁰ 23' 21" WEST 120 FEET TO THE POINT OF BEGINNING. Strap Number 03-44-27-00-00002.0440
Names in which assessed: ETC, ETC CUSTODIAN FBO ROTH IRA, HORIZON TRUST COMPANY CUSTODIAN CAMILA BOGARD IRA

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05052L

FIRST INSERTION

Fictitious Name Notice

Notice Is Herely Given that Lee Health System, Inc., 440 Cape Coral Parkway, Ste. 20, Cape Coral, FL 33904, desiring to engage in business under the fictitious name of Childrens Rehabilitation - Bimini Square, 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.
December 19, 2025 25-05178L

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 01/06/2026 11:00 AM, the following Personal Property will be sold at public auction pursuant to F.S.715.109:
1972 JAMI VIN# 52121867
Last Known Tenants: John E Work, John E Work Trust & John E Work Trust
Sale to be held at: RIVERLAWN TERRACE PARK INC2012 S OLGA DR FORT MYERS, FL 33905 (LEE County) 940-682-6029
December 19, 26, 2025 25-05182L

FIRST INSERTION

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

Tax Deed #:2025002191
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-17310
Year of Issuance 2023
Description of Property LOT 19, BLOCK 22, UNIT 4, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 44, PUBLIC RECORDS, LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 29-44-27-L4-06022.0190
Names in which assessed: ELEANOR HAMRICK, ES-TATE OF ELEANOR EPPERSON HAMRICK, OSSIE DANIEL HAMRICK JR, SARAH E HARRIS, SARAH EPPERSON TREADWELL

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05079L

FIRST INSERTION

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

Tax Deed #:2025002134
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 21-007213
Year of Issuance 2021
Description of Property LOT 17, BLOCK 245, UNIT 38, GREENBRIAR, SECTION 5, 6, 7 & 8, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 60, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 06-44-27-06-00245.0170
Names in which assessed: CAMILLE A SMALL LENNARD, CAMILLE SMALLLENNARD, JOHN EVREL LENNARD

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05018L

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3679
IN RE: ESTATE OF
VINCENT LARocca A/K/A
VICENTE LARocca
Deceased.

The administration of the estate of Vincent LaRocca a/k/a Vicente LaRocca, deceased, whose date of death was October 7, 2025, 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

FIRST INSERTION

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

Tax Deed #:2025002145
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 21-008231
Year of Issuance 2021
Description of Property EAST ONE-HALF OF LOT 13, BLOCK 17, UNIT 5, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-05-00017.013B
Names in which assessed: AGATHA LAMBRO, ANNA SHIRLEY, DEVI MANIS, GREG WITTER, JAN MANIS, JOHN DULAVERIS, KAREN WITTER, NATALIE BERNASCONI, VASILIKI WITTER, VASO MILLER

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05024L

FIRST INSERTION

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

Tax Deed #:2025002154
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 22-205
Year of Issuance 2022
Description of Property LOT 8, BLOCK 72, UNIT 14, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 18 PAGE 137 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 27-45-27-14-00072.0080
Names in which assessed: ARTHUR F. CLARKE, ESTATE OF CATHERINE H CLARKE, FRANK L. CLARKE JR., JAMES J. CLARKE, JOHN C. CLARKE, JOSEPH E. CLARKE

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05030L

FIRST INSERTION

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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

FIRST INSERTION

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

Tax Deed #:2025002139
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 21-008235
Year of Issuance 2021
Description of Property EAST 1/2 OF LOT 1, BLOCK 18, UNIT 5, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN DEED BOOK 254, PAGE 85 AND PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-L1-05018.001B
Names in which assessed: TIMIOS LIMITED REFERENCE 24 26 27 28 29 30 32 34 35, TIMIOS LIMITED: REFERENCE 24, 26, 27, 28, 29, 30, 32, 34, AND 35

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05025L

FIRST INSERTION

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

Tax Deed #:2025002227
NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS 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: 20-010419
Year of Issuance 2020
Description of Property LOT 13, BLOCK 107, SOUTH PART OF UNIT 19, GREENBRIAR, SECTION 9, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 31, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 09-44-27-08-00107.0130
Names in which assessed: JILL A TADROWSKI, JILL J. TADROWSKI

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05016L

TION 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 December 19, 2025.

Personal Representative:
Joseph LaRocca
5393 SW 85th St
Ocala, Florida 34476

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
December 19, 26, 2025 25-05122L

FIRST INSERTION

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

Tax Deed #:2025002174
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-10085
Year of Issuance 2023
Description of Property LOT 17, BLOCK 56, REPLAT OF TRACT A, UNITS 6 AND 7, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, 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 110, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-44-26-06-00056.0170
Names in which assessed: JOSUE CARIAS MIDENCE GROSSBBIN

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05041L

FIRST INSERTION

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

Tax Deed #:2025002222
NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS 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: 23-22580
Year of Issuance 2023
Description of Property LOT 32, PINE TREE HAVEN SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 45 SOUTH RANGE 22 EAST, LEE COUNTY, FLORIDA, RUN NORTH 0 DEGREES 33' 35" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 1329.80 FEET; THENCE RUN SOUTH 89 DEGREES 10' 38" WEST FOR 1056.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 10' 38" WEST FOR 90.0 FEET; THENCE RUN NORTH 0 DEGREES 49' 22" WEST FOR 132.95 FEET; THENCE NORTH 89 DEGREES 10' 38" EAST FOR 90.0 FEET; THENCE SOUTH 0 DEGREES 49' 22" EAST FOR 132.95 FEET TO THE PLACE OF BEGINNING. Strap Number 23-45-22-07-00000.0320
Names in which assessed: Thitair Thonubol, THONUBOL & PHANITDASACK JOINT REVOCABLE TRUST DATED THE 1ST DAY OF APRIL, 2023

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05090L

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-003849
IN RE: ESTATE OF
BURNICE L. HUMPHREY,
Deceased.

BURNICE L. HUMPHREY, a resident of Lee County, Florida, who died on the 3rd day of November, 2025, was the Settlor of a trust entitled THE BURNICE L. HUMPHREY DECLARATION OF TRUST dated the 30th day of January, 2006, as restated and amended, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the de-

FIRST INSERTION

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

Tax Deed #:2025000889
NOTICE IS HEREBY GIVEN that JPL Investments Corp 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: 23-20137
Year of Issuance 2023
Description of Property LOT 16, BLOCK 66, UNIT 10, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 46, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 15-45-27-10-00066.0160
Names in which assessed: ONE RDDS DEVELOPERS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05087L

FIRST INSERTION

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

Tax Deed #:2025002233
NOTICE IS HEREBY GIVEN that Buffalo Bill 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: 23-13861
Year of Issuance 2023
Description of Property LOT 6, BLOCK H, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF LOT 13, BLOCK B, UNIT 1, SUNNY PALM ESTATES, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 14, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN SOUTH 89-⁰⁰23'21" WEST 385 FEET; THENCE NORTH 0-⁰⁰36'39" WEST 73.10 FEET; THENCE NORTH 40-⁰⁰36'39" WEST 347.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 40-⁰⁰36'39" WEST 31.50 FEET; THENCE NORTH 33-⁰⁰24'53" WEST 48.89 FEET; THENCE NORTH 49-⁰⁰23'21" EAST 117.93 FEET; THENCE SOUTHEASTERLY BY A CURVE TO THE LEFT WITH A RADIUS OF 292.55 FEET, AN ARC DISTANCE OF 48.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 40-⁰⁰36'39" EAST 31.50 FEET; THENCE SOUTH 49-⁰⁰23'21" WEST 120 FEET TO THE POINT OF BEGINNING. Strap Number 03-44-27-00-00002.0560
Names in which assessed: PETER FOREMAN

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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05053L

cedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

The name and address of the trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on the 25th day of November, 2025.

DEBRA JOHNSON, Trustee
4994 E. McKenna Road
Warsaw, IN 46582
December 19, 26, 2025 25-05141L

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3667
Division Probate
IN RE: ESTATE OF DONALD NELS STORGAARD A/K/A DONALD N. STORGAARD Deceased.

The administration of the estate of Donald Nels Storgaard a/k/a Donald N. Storgaard, deceased, whose date of death was October 6, 2025, 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.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 19, 2025.

Personal Representative:
Cris Storgaard
3943 South Joplin Way
Aurora, Colorado 80013
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
December 19, 26, 2025 25-05124L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: PROBATE
Case No. 25-CP-2941
IN RE: ESTATE OF ANDREW JOSEPH SULLIVAN, Deceased.

The administration of the estate of ANDREW JOSEPH SULLIVAN, deceased, whose date of death was June 18, 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 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.

The Personal Representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's

surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 19, 2025.

Personal Representative:
/s/Brian M. Sullivan
BRIAN M. SULLIVAN
/s/Leanne M. Sullivan
LEANNE M. SULLIVAN
8519 Chatham Street
Fort Myers, Florida 33907
Attorney for Personal Representative: /s/Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail: lmintz@gbclaw.com
December 19, 26, 2025 25-05131L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: PROBATE
Case No. 25-CP-3381
IN RE: ESTATE OF RICHARD PRYOR HEFFRON a/k/a RICHARD P. HEFFRON a/k/a RICHARD HEFFRON, Deceased.

The administration of the estate of RICHARD PRYOR HEFFRON, deceased, whose date of death was September 1, 2025, 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.

The Personal Representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 19, 2025.

Personal Representative:
/s/Michele J. Heinecke
MICHELE J. HEINECKE
2157 18-1/2 Street
Rice Lake, Wisconsin 54868
Attorney for Personal Representative: /s/Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail: lmintz@gbclaw.com
December 19, 26, 2025 25-05117L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003553
Division Probate
IN RE: ESTATE OF ONELIA MARIA CALERO GARCIA Deceased.

The administration of the estate of ONELIA MARIA CALERO GARCIA, deceased, whose date of death was August 30, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 December 19th, 2025.

Personal Representative:
Saily Rodriguez
c/o Lopez Padron Law, P.A.
2121 Ponce de Leon Blvd., Ste. 740
Coral Gables, FL 33134
Attorney for Personal Representative: Patricia Lopez Padron (FL Bar #:1025541)
Lopez Padron Law, P.A.
2121 Ponce de Leon Blvd., Ste. 740
Coral Gables, FL 33134
E-Mail: patricia@lopezpadronlaw.com
Secondary E-Mail: admin@lopezpadronlaw.com
December 19, 26, 2025 25-05161L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3740
Division Probate
IN RE: ESTATE OF FREDDIE J. HORNE A/K/A FRED J. HORNE Deceased.

The administration of the estate of Fred J. Horne, deceased, whose date of death was October 7, 2024, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 19, 2025.

Personal Representative:
Gail C. Horne
1952 Valencia Drive
North Fort Myers, Florida 33917
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
December 19, 26, 2025 25-05120L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003600
Division Probate
IN RE: ESTATE OF EDMOND FREDERICK FOLWELL a/k/a EDMOND F. FOLWELL Deceased.

The administration of the Estate of Edmond Frederick Folwell a/k/a Edmond F. Folwell, deceased, whose date of death was October 17, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 December 19, 2025.

Personal Representative
Sharon J. Kuchinskas
5311 Benton St.
Lehigh Acres, FL 33971
Attorney for Personal Representative Tina M. Pays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com
December 19, 26, 2025 25-05133L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3726
Division Probate
IN RE: ESTATE OF CHRISTINE M. CURLEY Deceased.

The administration of the estate of Christine M. Curley, deceased, whose date of death was June 15, 2025, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 19, 2025.

Personal Representative:
Robert J. Curley
12 Devonshire Road
Middleton, Massachusetts 01949
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
December 19, 26, 2025 25-05121L

SAVE TIME

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

LV20906_V21

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
(Summary Administration)**
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003300
Division: Probate
IN RE: ESTATE OF
MICHAEL B. HOYMAN,
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 Michael B. Hoyman, deceased, File Number 25-CP-003300, 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 June 1, 2025; that the total value of the estate is \$9,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Michael D. Hoyman	11835 Town and River Dr. Fort Myers, FL 33919
Deborah Hoyman	14271 Old Olga Road Fort Myers, FL 33905

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. NOTWITH-
STANDING ANY OTHER APPLI-
CABLE TIME PERIOD, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

The date of first publication of this Notice is December 19, 2025.

Personal Giving Notice:
Michael D. Hoyman
11835 Town and River Dr.
Fort Myers, FL 33919
Attorney for Person Giving Notice:
/s/ Courtney V. Lovejoy
Bar No. 1010542
for Beth A. Prather, Attorney
Florida Bar Number: 974692
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: laureng@trustska.com
01011024.DOC/1
4938-0018-5699, v. 1
December 19, 26, 2025 25-05166L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3841
Division Probate
IN RE: ESTATE OF
JOSEPH P. CATANZARITI JR. AKA
JOSEPH P. CATANZARITI
Deceased.

The administration of the estate of Joseph P. Catanzariti Jr. aka Joseph P. Catanzariti, deceased, whose date of death was May 2, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

living spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 December 19, 2025.

Personal Representative:
Renasant Bank
By: Allison F. Youngblood,
Executive Vice
President and Senior Trust Officer
119 Third Street South - Ste. 1
Columbus, Mississippi 39701
Attorney for Personal Representative:
Lowell S. Schoenfeld
Attorney
Florida Bar Number: 980099
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
marir@trustska.com
December 19, 26, 2025 25-05155L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3745
Division PROBATE
IN RE: ESTATE OF
JASON MATTHEW TOLLAS
Deceased.

The administration of the estate of JASON MATTHEW TOLLAS, deceased, whose date of death was October 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, 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.

The Personal Representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 December 19, 2025.

Personal Representative:
DANA MCCARRON
882 South Street
Fort Myers Beach, Florida 33931
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
December 19, 26, 2025 25-05143L

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL IN AND FOR LEE
COUNTY, FLORIDA
File No. 2025-CP-3828
Probate Division
IN RE: ESTATE OF
JAMES A. MANLEY,
Deceased.

The administration of the estate of JAMES A. MANLEY, deceased, whose date of death was November 20, 2025, is pending in the Clerk of Courts - Probate, the address of which is 1700 Monroe St., Ft. Myers, FL 33917. The names and addresses of the personal representative and of 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate 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 December 19, 2025.

Rodney J. Manley,
Personal Representative
8504 Pilliod Rd.
Holland, OH 43528
John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
December 19, 26, 2025 25-05154L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003822
IN RE: ESTATE OF
ROBERT A. ROMP
Deceased.

The administration of the Estate of Robert A. Romp, deceased, whose date of death was October 24, 2025, 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.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the Clerk.

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 December 19, 2025.

Personal Representative:
Loretta C. Romp
28076 Quiet Water Way
Bonita Springs, FL 34135
Attorney for Personal Representative:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Suite 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
December 19, 26, 2025 25-05156L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
File No. 25-CP-3711
Division: Probate
IN RE: ESTATE OF
ILONA FLORENCE PETERS
Deceased.

The administration of the estate of Iлона Florence Peters, deceased, whose date of death was November 6, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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 December 19, 2025.

Personal Representative:
Marc Richard Peters
1108 S. Bundy Dr.
Los Angeles, California 90049
Attorney for Personal Representative:
Janet M. Strickland, FL Bar No. 13747
Neva K. Torres, FL Bar No. 1049725
Law Office of Janet M. Strickland, P.A.
2340 Periwinkle Way, Suite J-1
Sanibel, FL 33957
Telephone: (239) 472-3322
E-Mail: jms@sanibellaw.net
Secondary E-Mail:
neva@sanibellaw.net
December 19, 26, 2025 25-05118L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003040
IN RE: ESTATE OF
JOANNE M. JACOBBAZZI,
Deceased.

The administration of the estate of JOANNE M. JACOBBAZZI, deceased, whose date of death was July 8, 2025, and whose Social Security Number is **-**-3260, 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 name and address of the Personal Representative is:

Anthony Jacobazzi
c/o Oscar E. Soto, Esq.
Soto Law Group, P.A.
1430 N. Federal Hwy., Suite 200
Ft. Lauderdale, FL 33304

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is required to be served, are required WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE to file their claims with this court either before service on the Personal Representative or immediately thereafter.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Dated this 11th day of December, 2025.

/s/ Anthony Jacobazzi
ANTHONY JACOBBAZZI
Personal Representative
By: /s/ Oscar E. Soto
Oscar E. Soto
Florida Bar No. 766038
SOTO LAW GROUP, P.A.
Attorneys for Petitioner
Centennial Bank Building
1430 N. Federal Hwy., Suite 200
Fort Lauderdale, Florida 33304
Tel: (954) 567-1776
Fax: (954) 567-1778
Primary: oscar@sotolawgroup.com
Secondary:
rebecca@sotolawgroup.com
E-service only:
eservice@sotolawgroup.com
December 19, 26, 2025 25-05153L

--- 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:25-CP-3565
IN RE: THE ESTATE OF
JACK T PFIESTER III,
Deceased.

The administration of the estate of JACK T PFIESTER III, deceased, File Number 25-CP-3565 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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, including unmatured, contingent or unliquidated claims, 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 LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the estate of decedent, including unmatured, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is December 19, 2025.

JILL R. CONDON
Personal Representative
8217 Harrisburg Dr.
Ft. Myers, FL 33967
PHILLIP A. ROACH
Attorney for Personal Representative
Fla Bar No. 0765864
28179 Vanderbilt Drive,
Suite 1
Bonita Springs, Florida 34134
239-992-0178
December 19, 26, 2025 25-05140L

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. 2025-CP-003708
IN RE: THE ESTATE OF
ROBERT PAUL MCDONOUGH.
Deceased

The ancillary administration of the Estate of Robert Paul McDonough, deceased, whose date of death was February 26, 2025, 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 December 19, 2025.

Personal Representative
Bonnie Zabuski
Attorney for Personal Representative
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
December 19, 26, 2025 25-05142L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-3840
IN RE: ESTATE OF
LINDA KOSSUP,
Deceased.

The administration of the Estate of LINDA KOSSUP, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The first publication of this notice is December 19, 2025.

DWIGHT GRAHAM
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
December 19, 26, 2025 25-05132L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003672
Division: Probate
IN RE: ESTATE OF
ANNA R. PROIA,
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 Anna R. Proia, deceased, File Number 25-CP-003672, 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 September 11, 2025; that the total value of the estate is \$9,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Joseph R. Proia, as Trustee of the Anna R. Proia Trust, dated March 10, 2015	5207 Skyline Blvd. Cape Coral, FL 33914

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 December 19, 2025.

Personal Giving Notice:
Joseph R. Proia
5207 Skyline Blvd.
Cape Coral, FL 33914
Attorney for Person Giving Notice:
Lowell S. Schoenfeld
Attorney for Joseph R. Proia
Florida Bar Number: 980099
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
marir@trustska.com
4901-9678-5275, v. 1
December 19, 26, 2025 25-05149L

ACTIONS / SALES

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-006569 LOAN FUNDER LLC, SERIES 50108, Plaintiff, vs. COCO HAMMOCK ASSETS LLC, a Florida Limited Liability Company; JOHN PATRICK SCIASCIA; COCO BAY COMMUNITY ASSOCIATION, INC., Defendants. NOTICE IF HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on November 26, 2025 in the Civil Case No. 24-CA-006569 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein the Clerk of the Court, Kevin C. Karnes, will on MARCH 19, 2026 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.lee.realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Lee County, Florida: Lots 17, COCO BAY, according to the Plat thereof as recorded in Plat Book 78, Page(s) 44 through 48, inclusive, of the Public Records of Lee County, Florida Property address known as: 16181 Coco Hammock Way, Fort Myers, FL 33908 Parcel Identification Number: 06-46-24-32-00000.0170 Folio Number: 10221500 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 12/10/2025 Kevin C. Karnes Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) By: N Wright-Angad Tiffani N Brown Law, PLLC Attn: Sale Department 12574 Flagler Center Blvd Jacksonville, FL 32258 Phone: (850) 312-1323 Fax: (850) 213-6504 thrown@tmbrownlaw.com December 19, 26, 2025 25-05111L
FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 25-CC-006130 THE COURTYARDS OF CAPE CORAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, vs. CELESTE S. ZELL, UNKNOWN SPOUSE OF CELESTE S. ZELL, AND ALL OTHER OCCUPANTS OF 1208 SE 6TH TER., #89 CAPE CORAL, FL 33990 LANE, ALVA, FL 33920 Defendants. Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as: Unit 89“A”, Building 1022, Phase III, THE COURTYARDS OF CAPE CORAL, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1394, Pages 905 thru 1038, inclusive, as amended in Official Records Book 1414, Page 288, Official Records Book 1460, Page 588, Official Records Book 1462, Page 2033, and Official Records Book 1644, Page 1527, Public Records of Lee County, Florida. Parcel ID #: 18-44-24-C4-00722.0890 Property Address: 1208 SE 6th Ter., 89 Cape Coral, FL 33990 At public sale, to the highest and best bidder, for cash, www.lee.realforeclose.com, at 9:00 a.m. on January 8, 2026, in accordance with Chapter 45, Florida Statutes. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. Dated: 12/11/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright-Angad Deputy Clerk Diane M. Simons, Esq., 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907 December 19, 26, 2025 25-05114L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 25-CC-005150 PLANTATION BAY VILLAS OWNERS ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. ANNE MINNEKER, Defendant. NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on January 8, 2026 at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida: UNIT 976, DURING UNIT WEEK(S) 40 TOGETHER WITH AN UNDIVIDED INTEREST IN COMMON WITH OTHER OWNERS IN THE RESORT FACILITY, PLANTATION BAY VILLAS, TIME SHARE INTEREST(S), ACCORDING TO THE TIME SHARE PLAN THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2168 AT PAGES 1706 THROUGH 1734, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED. pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause. 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 official seal of said Court this 12/03/2025 KEVIN C. KARNES, CLERK OF COURT (SEAL) By: T Mann Deputy Clerk Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49249 / 4-74109 December 19, 26, 2025 25-05116L
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 25-CA-001847 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ARTHUR E. SOULIS; et al., Defendants. NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated December 11, 2025 and entered in Case No. 25-CA-001847 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and ARTHUR E. SOULIS; UNKNOWN SPOUSE OF ARTHUR E. SOULIS; NEVA D. SOULIS and LEE COUNTY, FLORIDA, are Defendants, I, Kevin C. Karnes, the Lee County Clerk of Courts, will sell to the highest and best bidder for cash online at https://www.lee.realforeclose.com/ at 9:00 A.M. on January 15, 2026 the following described property set forth in said Final Judgment, to wit: LOT 11, BLOCK 23, A RE-PLAT OF PART OF LEHIGH ACRES SECTION 13, TOWNSHIP 45 S., RANGE 27 E., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Commonly known as: 537/39 Oakfield Ave S, Lehigh Acres, FL 33936 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. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED in Lee, Florida this, Kevin C. Karnes As Clerk of Circuit Court Lee County, Florida (SEAL) T Mann Deputy Clerk Rashida Willhoit, Esq. Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 eservice@lenderlegal.com rwillhoit@lenderlegal.com Attorney for Plaintiff LLS14356-Soulis December 19, 26, 2025 25-05165L

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION Case No. 25CA1469 Division L SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. PATRICK D. TAYLOR, UNKNOWN SPOUSE OF PATRICK D. TAYLOR, AND UNKNOWN TENANTS/ OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 8, 2025, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as: LOT(S) 27, 28 AND 29, BLOCK 641, CAPE CORAL UNIT 21, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 149 THROUGH 173, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. and commonly known as: 1424 SE 27TH TER, CAPE CORAL, FL 33904; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.lee.realforeclose.com on January 8, 2026 Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 12/11/2025 Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: N Wright-Angad Deputy Clerk Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 011150/2529435/CMP December 19, 26, 2025 25-05115L
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. 25-CA-002700 U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. THERESA A. PEREZ A/K/A THERESA PEREZ AND STEVEN C. STILLMAN A/K/A STEVEN STILLMAN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 25-CA-002700 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 RCF 2 ACQUISITION TRUST is the Plaintiff and THERESA A. PEREZ A/K/A THERESA PEREZ; STEVEN C. STILLMAN A/K/A STEVEN STILLMAN 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 January 08, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 14 OF UNIT 3 LEHIGH ESTATES, SECTION 32, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 2411 MILLIE AVE S, LEHIGH ACRES, FL 33971 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 12/15/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann 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 25-275807 - MaM December 19, 26, 2025 25-05158L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-006467 VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v. JOHN GIANATASIO, et al., Defendants. NOTICE is hereby given that Kevin C. Karnes Clerk of the Circuit Court of Lee County, Florida, will on January 22, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit: Lots 28 and 29, Block 2799, CAPE CORAL UNIT 40, according to the plat thereof, as recorded in Plat Book 17, Page(s) 81 to 97, inclusive, in the public records of Lee County, Florida. Property Address: 110 NW 24th Terrace, Cape Coral, FL 33993 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth 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 before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. WITNESS my hand and official seal of this Honorable Court this day of 12/11/2025 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com December 19, 26, 2025 25-05113L
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. 36-2024-CA-005917 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. TWILA SEUNDR A JOHNSON, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 36-2024-CA-005917 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and TWILA SEUNDR A JOHNSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CALOOSA LAKES HOMEOWNERS' ASSOCIATION, INC. 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 January 08, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 385, CALOOSA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2006000358513, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. BEING THAT PARCEL OF LAND CONVEYED TO TWILA SEUNDR A JOHNSON, AN UNMARRIED WOMAN FROM D.R. HORTON, INC., A DELAWARE CORPORATION BY THAT DEED DATED 07/17/2019 AND RECORDED 07/18/2019 IN INSTRUMENT 2019000167993, OF THE LEE COUNTY, FL PUBLIC REGISTRY. Property Address: 10288 SILVER POND LANE, LEHIGH ACRES, FL 33936 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 12/15/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann 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 24-228008 - MaM December 19, 26, 2025 25-05159L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 25-CC-004924 THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. DANIEL C. HURTAK, Defendant. NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on January 8, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida: Unit Week No. 38 in Condominium Parcel Number D (a/k/a unit 1307) of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any. pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause. 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 official seal of said Court this day of 12/11/2025 KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49178 / 3-14231 December 19, 26, 2025 25-05112L
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: T CASE NO.: 25-CA-002028 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TWASKI MCDANIEL JACKSON A/K/A TWASKI M. JACKSON; UNKNOWN SPOUSE OF TWASKI MCDANIEL JACKSON A/K/A TWASKI M. JACKSON; UNKNOWN SPOUSE OF ANDREW DANIEL PEREZ A/K/A ANDREW PEREZ; ANDREW DANIEL PEREZ A/K/A ANDREW PEREZ; 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 08 day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 51 AND 52, BLOCK 1862, CAPE CORAL UNIT 45 PART 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGES 135 TO 150, OF THE PUBLIC RECORDS OF LEECOUNTY, FLORIDA. PROPERTY ADDRESS: 2610 SW 1ST AVE, CAPE CORAL, FL 33914 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 12/15/2025 KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: T Mann 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 25-01348 December 19, 26, 2025 25-05163L

FIRST INSERTION
CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 2024CA006647 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DONNIE W DERUITER; et. al., Defendant(s). NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on December 11, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on January 29, 2026 at 9:00 a.m., at www.lee.realforeclose.com. LOT 14, BLOCK 18, UNIT 5, WILLOW LAKE ADDITION 1, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 160, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 410 Parkside Street, Lehigh Acres, FL 33936 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: 12/2/2025. KEVIN C. KARNES, CLERK LEE COUNTY CIRCUIT COURT (SEAL) By: N Wright-Angad Deputy Clerk Quintairos, Prieto, Wood & Boyer, P.A. Attn: Sale Department 255 South Orange Ave, Suite 900 Orlando FL 32801 Phone: (407) 872-6011 Email: sales@qpwbaw.com Matter No.: FL-006504-24 December 19, 26, 2025 25-05130L
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002491 SAILFISH SERVICING, LLC PLAINTIFF, VS. P & M ASSET MANAGEMENT LLC A/K/A P & M ASSET MANAGEMENT LLC, A NEW YORK LIMITED LIABILITY COMPANY, RBV PROPERTY MANAGEMENT, INC., A NEW YORK LIMITED LIABILITY COMPANY ET AL., Defendants. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 11th day of December, 2025, and entered in Case No. 25-CA-002491 , of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Sailfish Servicing, LLC is the Plaintiff and ETITY HELFGOTT, REUVEN HELFGOTT, RBV PROPERTY MANAGEMENT, INC., A NEW YORK LIMITED LIABILITY COMPANY AND P & M ASSET MANAGEMENT LLC A/K/A P & M ASSET MANAGEMENT LLC, A NEW YORK LIMITED LIABILITY COMPANY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 29th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 36 AND 37, BLOCK 3942, CAPE CORAL UNIT 54, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 79-91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK 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 12/12/2025. Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 25FL935-0135 December 19, 26, 2025 25-05137L

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-004741 LOANDEPOT.COM, LLC, Plaintiff, vs. JOSE M. RODRIGUEZ GONZALEZ; FLOR DE MARIA GRADIZ; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BARRIOS EPA & R C CONSTRUCTION, CORP; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): FLOR DE MARIA GRADIZ (LAST KNOWN ADDRESS) 317 HAMILTON AVENUE LEHIGH ACRES, FLORIDA 33936 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 21, BLOCK 42, UNIT 11, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 27 EAST, SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN DEED BOOK 254, PAGE 30, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. a/k/a 317 HAMILTON AVENUE, LEHIGH ACRES, FLORIDA 33936 has been filed against you and you are required to serve a copy of your writ-</p>		
<p>ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. 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 day of 12/10/2025. KEVIN C. KARNES As Clerk of the Court (SEAL) By N Wright-Angad As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 25-01313 LND December 19, 26, 2025 25-05103L</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-004268 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MARIA G. HERNANDEZ MIRELES; DEERE & COMPANY; LEE COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE; JOSE ALFREDO BOTELLO A/K/A JOSE A. BOTELLO; JUAN MANUEL BOTELLO; UNKNOWN SPOUSE OF JUAN MANUEL BOTELLO; UNKNOWN SPOUSE OF JUAN ALFREDO BOTELLO A/K/A JUAN A. BOTELLO; UNKNOWN SPOUSE OF MARIA G. HERNANDEZ MIRELES; SHAUNA MICOLE KIRBY; UNKNOWN TENANT 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 08 day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 2 AND 3, BLOCK 61, UNIT 5, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, OF LEHIGH ACRES,</p>		
<p>ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 70, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA PROPERTY ADDRESS: 2817 3RD ST WEST, LEHIGH ACRES, FL 33971 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 12/15/2025 KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: T Mann 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 25-02939 December 19, 26, 2025 25-05164L</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001361 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ESTATE OF JANICE PEARSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JANICE PEARSON, DECEASED; WILLIAM M. PEARSON, III; NICOLE ANGELA PEARSON; WILBUR C. MILHOUSE, III; CORAL LAKES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (In Rem) dated nunc pro tunc to November 20, 2025, entered in Civil Case No.: 25-CA-001361 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ESTATE OF JANICE PEARSON, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JANICE PEARSON, DECEASED; WILLIAM M. PEARSON, III; NICOLE ANGELA PEARSON; WILBUR C. MILHOUSE, III; CORAL LAKES COMMUNITY ASSO-</p>		
<p>CIATION, INC., are Defendants. I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 8th day of January, 2026, the following described real property as set forth in said Judgment, to wit: LOT 23, BLOCK 7045, CORAL LAKES UNIT 2, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED AT INSTRUMENT NO. 2005000156700, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. WITNESS my hand and the seal of the court on 12/12/2025. KEVIN C. KARNES CLERK OF THE COURT (SEAL) By: N Wright-Angad Deputy Clerk Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-51840 December 19, 26, 2025 25-05136L</p>		

--- ACTIONS / SALES ---		
FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No: 25-ca-004751 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. MARIO MCCALLA; et al., Defendants. TO: MARK STEWART 1623 NE 44th St Cape Coral, FL 33909 MARK STEWART 5661 PACIFIC BLVD, APT 2609 BOCA RATON, FL 33433-6757 MARK STEWART 2293 GRANBY DRIVE LEHIGH ACRES, FL 33973 MARK STEWART 2012 SUMMIT VIEW LN., APT 12305 CHARLOTTE, NC 28262 MARK STEWART 775 ED YOUNG RD BURNSVILLE, NC 28714 MARK STEWART 16120 MYRIAD LANE, APT 116 FORT MYERS, FL 33908 MARK STEWART 4160 UMBRIA LN, APT 826 FORT MYERS, FL 33916-8069 MARK STEWART 2330 KENMORE AVEN, UNIT B CHARLOTTE, NC 28204-4346 UNKNOWN SPOUSE OF MARK STEWART 1623 NE 44th St Cape Coral, FL 33909 UNKNOWN SPOUSE OF MARK STEWART 5661 PACIFIC BLVD, APT 2609 BOCA RATON, FL 33433-6757 UNKNOWN SPOUSE OF MARK STEWART 2293 GRANBY DRIVE LEHIGH ACRES, FL 33973 UNKNOWN SPOUSE OF MARK STEWART 2012 SUMMIT VIEW LN., APT 12305 CHARLOTTE, NC 28262 UNKNOWN SPOUSE OF MARK STEWART 775 ED YOUNG RD BURNSVILLE, NC 28714</p>		
<p>UNKNOWN SPOUSE OF MARK STEWART 16120 MYRIAD LANE, APT 116 FORT MYERS, FL 33908 UNKNOWN SPOUSE OF MARK STEWART 2330 KENMORE AVEN, UNIT B CHARLOTTE, NC 28204-4346 UNKNOWN SPOUSE OF MARK STEWART 1623 NE 44th St Cape Coral, FL 33909 UNKNOWN SPOUSE OF MARK STEWART 5661 PACIFIC BLVD, APT 2609 BOCA RATON, FL 33433-6757 UNKNOWN SPOUSE OF MARK STEWART 2293 GRANBY DRIVE LEHIGH ACRES, FL 33973 UNKNOWN SPOUSE OF MARK STEWART 2012 SUMMIT VIEW LN., APT 12305 CHARLOTTE, NC 28262 UNKNOWN SPOUSE OF MARK STEWART 775 ED YOUNG RD BURNSVILLE, NC 28714</p>		
<p>This action has been filed against you and you are required to serve a copy of your written defense, if any, such M. Brian Cheffer, Esquire, Hagan, P.A., Attorneys for Plaintiff, whose address is 2120 McGregor Boulevard, Fort Myers, FL 33901 within 30 days after the first publication date, and file the original with the clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint 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 seal of the Court on the 10th day of December, 2025. CLERK OF THE COURT KEVIN C. KARNES (SEAL) By: K Harris Deputy Clerk M. Brian Cheffer, Esq., 2120 McGregor Boulevard, Fort Myers, FL 33901 December 19, 26, 2025 25-05107L</p>		

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CA-006174 SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs. BRANDON G. PHILLIPS, SEA OATS IMPROVEMENT ASSOCIATION, INC., a Florida not for profit corporation, UNITED STATES OF AMERICA on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, KATJA KEMPE, UNKNOWN SPOUSE OF BRANDON G. PHILLIPS and UNKNOWN TENANTS IN POSSESSION, Defendants. TO: SEA OATS IMPROVEMENT ASSOCIATION, INC. c/o Registered Agent Richard Beston 595 Sea Oats Drive Sanibel, FL 33957 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following described property in Lee County, Florida: Lot 9, Block A of SEA OATS VILLAGE, A RESUBDIVISION OF SEA OATS, NO. 2, according to the Plat thereof as recorded in Plat book 36, Page(s) 98, 99 and 100, of the Public Records of Lee County, Florida. 686 Spartina Court, Sanibel</p>		
<p>15701 S. TAMIAMI TRAIL, FORT MYERS, FLORIDA 33908, on or before January 20, 2026 and file the original with the Clerk of this Honorable Court at the Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiff's counsel or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Petition. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office. Dated this 10th December 2025. KEVIN C. KARNES Clerk of Court (SEAL) By: K Harris as Deputy Clerk KEVIN F. JURSINSKI, ESQ. LAW OFFICE OF JURSINSKI & MURPHY PLLC, Plaintiff's counsel, 15701 S. TAMIAMI TRAIL, FORT MYERS, FLORIDA 33908, (heather@jmlawfl.com) Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05101L</p>		

FIRST INSERTION		
<p>NOTICE OF CIVIL ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-CC-6341 LAW OFFICE OF JURSINSKI & MURPHY, PLLC Plaintiff, vs. KENNETH BRADFORD ADOLPHSON, Defendant. TO: KENNETH BRADFORD ADOLPHSON (Matlacha, Lee County, Florida) 11066 Matlacha Avenue, Matlacha, Florida 33993 The Plaintiff, LAW OFFICE OF JURSINSKI & MURPHY PLLC, by and through its counsel, hereby gives notice that a civil action to compel binding arbitration has been instituted on August 8, 2025, and is now pending in the Twentieth Judicial County Court of the State of Florida, County of Lee, Case No 25-CC-6341. You are required to serve an Answer to this action upon: KEVIN F. JURSINSKI, ESQ. of the LAW OFFICE OF JURSINSKI & MURPHY PLLC, Plaintiff's counsel, whose address is</p>		
<p>written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Dated this 12/10/2025 Kevin C. Karnes Clerk of Court (SEAL) By: K Harris Deputy Clerk Sarah M. Goodman, Esquire LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1481 E-mail: SGoodman@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org By: Sarah M. Goodman Sarah M. Goodman Florida Bar No.: 1058980 December 19, 26, 2025 25-05110L</p>		

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-004026 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2023-NQM1, Plaintiff, VS. STREAM HOLDINGS, LLC; et al., Defendant(s). TO: Brett Randall Durham Last Known Residence: 4129 E River Dr Fort Myers, FL 33916 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida: LOT 28, BLOCK B, UNIT NO. 1 RAINBOW GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 130, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before within 30 days of publication, 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 12/12/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: K Shoap As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1708-046B Ref# 13631 December 19, 26, 2025 25-05147L</p>		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CA-004562 NATIONSTAR MORTGAGE LLC Plaintiff vs. THE ESTATE OF KATHRYN W. BOBB A/K/A KATHY BOBB; et al., Defendants TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants 1310 Sandtrap Drive Fort Myers FL 33919 Christopher Michael Bobb 2243 Gorham Ave Fort Myers FL 33907 YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Lee County, Florida regarding the subject property with a legal description, to-wit: APARTMENT NUMBER 49 OF MYERLEE GARDENS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1583, PAGE 620, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ALONG WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS you are required to serve a copy of your written defenses, if any, to it on Gary</p>		
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 24-CC-2121 SEVEN LAKES ASSOCIATION, INC., Plaintiff, v. BEVERLY LONDONO, UNITED STATES OF AMERICA, et al., Defendants NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated August 28, 2025, entered in Civil Case No. 2024-CC-2121 of the County Court of the Twentieth Judicial Circuit in and for Lee County, I will sell to the Highest and Best Bidder for Cash by electronic sale beginning at 9:00 a.m. on the prescribed date at www.lee.realforeclose.com at 9:00 a.m. on the January 29, 2026, the following described property as set forth in said Final Judgment, to-wit: That certain condominium parcel composed of Family Unit 217 and the undivided shares in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of the DECLARATION OF CONDOMINIUM OF SEVEN LAKES BUILDING NO. 7, a condominium, with the schedules annexed thereto, as recorded in Official Records Book 929, Pages 238 through 276, as subsequently amended, all in the Public Records of Lee County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated 12/17/2025 Kevin C. Karnes Clerk of Court (SEAL) By: T Mann Deputy Clerk December 19, 26, 2025 25-05175L</p>		

FIRST INSERTION		
<p>Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication and file the original with the clerk of this court at 2075 Dr. Martin Luther King Jr. Blvd, Fort Myers, FL 33901 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. 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. Dated on 12/12/2025 KEVIN C. KARNES CLERK OF THE COURT (SEAL) By: K Shoap As Deputy Clerk Law Office of Gary Gassel, P.A. 2191 Ringling Blvd Sarasota, FL 34237 Pleadings@Gassellaw.com Attorney for Plaintiff December 19, 26, 2025 25-05151L</p>		
<p>written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Dated this 12/10/2025 Kevin C. Karnes Clerk of Court (SEAL) By: K Harris Deputy Clerk Sarah M. Goodman, Esquire LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1481 E-mail: SGoodman@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org By: Sarah M. Goodman Sarah M. Goodman Florida Bar No.: 1058980 December 19, 26, 2025 25-05110L</p>		

ACTIONS / SALES

FIRST INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>Case No. 36-2025-CA-004347</p> <p>CMG Mortgage, Inc. Plaintiff, vs. Michele Schochet; et al Defendants.</p> <p>TO: Michele Schochet and Unknown Spouse of Michele Schochet</p> <p>Last Known Address: 3240 Southshore Dr, Unit 41-B, Punta Gorda, FL 33955</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:</p> <p>CONDOMINIUM UNIT 41-B, MARINA SOUTH SHORE CONDOMINIUM, PHASE II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGE 278, AS AMENDED FROM TIME TO TIME, AND ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGES 160 THROUGH 166,</p>	<p>INCLUSIVE, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication, 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.</p> <p>DATED on 12/10/2025.</p> <p>Kevin Karnes As Clerk of the Court (SEAL) By N Wright-Angad As Deputy Clerk</p> <p>Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F01832 December 19, 26, 2025 25-05104L</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>Case No. 25-CC-002629</p> <p>Civil Division</p> <p>Landlord/Tenant Action</p> <p>MHV II FL JULIA AND SIESTA, LLC, Plaintiff, JOHN ALAN BABCOCK; IF DECEASED ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF JOHN ALAN BABCOCK AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; and UNKNOWN PARTY IN POSSESSION, Defendants.</p> <p>TO: Defendant, JOHN ALAN BABCOCK</p> <p>YOU ARE HEREBY NOTIFIED that an action for damages within the jurisdictional limits of this Court to evict a residential mobile home tenant and/or owner and a mobile home from real property in Lee County, Florida, as authorized by Section 723.061, Florida Statutes, on the following personal property in Lee County, Florida:</p>	<p>1964 TAMP singlewide mobile home without land, VIN No. 5010CK2103, Title No. 0006560937, located at 16500 Slater Road, Lot No. 80, North Fort Myers, Lee County, Florida 33917 in Julia Park</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Matt Bobo, Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236, on or before January 20, 2026 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.</p> <p>DATED on December 10, 2025</p> <p>Kevin C. Karnes Clerk of the Court, Lee County (SEAL) By: K Harris Deputy Clerk</p> <p>J. Matt Bobo, Plaintiff's attorney, Lutz, Bobo & Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236 Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05106L</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No.: 25-CC-8980</p> <p>BAYPOINT YACHT & RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST KARLA LINN MERRIFIELD, DECEASED; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF KARLA LINN MERRIFIELD, DECEASED; NICOLAS ECKERSON, AS A BENEFICIARY OF THE ESTATE OF KARLA LINN MERRIFIELD, DECEASED; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS; and THE UNKNOWN TENANT(S)/ OCCUPANT(S) IN POSSESSION, Defendants.</p> <p>TO: The Unknown Spouse, Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against Karla Linn Merrifield, Deceased, The Unknown Personal Representative of the Estate of Karla Linn Merrifield, Deceased, and Any and All Unknown Parties Claiming By, Through, Under or Against The Herein Named Individual Defendants</p>	<p>Who Are Not Known to Be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, Successors, Beneficiaries, or Other Claimants.</p> <p>YOU ARE NOTIFIED that an action to foreclose a lien on the following described property in Lee County, Florida:</p> <p>Unit E-504, BAYPOINTE YACHT AND RACQUET CLUB CONDOMINIUM, a Condominium according to the Declaration of Condominium of Baypinte Yacht and Racquet Club Condominium as recorded in Official Records Book 1745, Page 2221, and amendments all thereto, of the Public Records of Lee County, Florida; together with an undivided interest in the common elements and limited common elements appurtenant thereto. Strap #25-43-25-01-0000E.5040</p> <p>a/k/a 16100 Bay Pointe Blvd., #E504, North Fort Myers, Florida 33917</p> <p>has been filed against you and you are required to serve a copy of your written defenses and answer to the complaint on the Plaintiff's attorney, KEITH H. HAGMAN, ESQ., The Pavese Law Firm, P.O. Box 1507, Fort Myers, FL 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.</p> <p>This notice shall be published once a week for two (2) consecutive weeks in Lee County, Florida.</p> <p>Dated 12/10/2025</p> <p>KEVIN C. KARNES, Clerk of Courts (SEAL) By: K Harris Deputy Clerk</p> <p>KEITH H. HAGMAN, ESQ., The Pavese Law Firm, P.O. Box 1507, Fort Myers, FL 33902 December 19, 26, 2025 25-05108L</p>

FIRST INSERTION	
<p>NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 25-CA-5085</p> <p>CHRISTIAN BAUER, Plaintiff, vs. CHARLES BAUER, Defendant.</p> <p>TO: CHARLES BAUER</p> <p>COMES NOW, the Plaintiff, CHRISTIAN BAUER, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Lee, on September 17, 2025. Case No: 2025-CA-5085:</p> <p>1. Lots 212 & 213, Unit 2, Section 2 of that certain subdivision known as WATERWAY ESTATES OF FORT MYERS according to a map or plat thereof on file and recorded in the office of the Clerk of Circuit Court in and for Lee County, FL in Plat Book 17 at Pages 132 and 133.</p> <p>Parcel ID: 16-44-24-04-00000.2120</p> <p>Commonly Known as: 1687 Lakeview Terrace, North Fort Myers, FL 33903</p> <p>You are required to serve an Answer to</p>	<p>this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE of YOUR ADVOCATES, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before January 26, 2026, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiff's attorney or immediately thereafter.</p> <p>You must keep the Clerk of the Circuit Court's office notified of you current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.</p> <p>DATED THIS 15th DAY OF December, 2025.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Shoap Deputy Clerk</p> <p>/s/ Richard M. Ricciardi Jr., Esq. Richard M. Ricciardi., Jr., Esq. Florida Bar No. 90567 Your Advocates, PA Attorney for Plaintiff 2050 McGregor Blvd. Fort Myers, FL 33901 (239) 689-1096 (Telephone) (239) 791-8132 (Facsimile) astevens@your-advocates.org Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05152L</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO.: 25-CA-6093</p> <p>IN RE: FORFEITURE OF \$21,200.00 US CURRENCY</p> <p>TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:</p> <p>YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$21,200.00 U.S. CURRENCY be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.</p> <p>You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$21,200.00 U.S. CURRENCY.</p> <p>You are required to file a copy of your</p>	<p>written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>Dated this 12/10/2025</p> <p>Kevin C. Karnes Clerk of Court (SEAL) By: K Harris Deputy Clerk</p> <p>Sarah M. Goodman, Esquire LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1481 E-mail: SGoodman@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org By: Sarah M. Goodman Sarah M. Goodman Florida Bar No.: 1058980 December 19, 26, 2025 25-05109L</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 25-CA-005696</p> <p>CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL EDWIN RAHN, DECEASED; PAUL EDWIN RAHN, JR.; BRITTANY LYNNE SPARKS; UNKNOWN SPOUSE OF MARK DOUGLAS HARMEL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</p> <p>To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL EDWIN RAHN, DECEASED (LAST KNOWN ADDRESS) 3024 LONGVIEW LANE NORTH FORT MYERS, FLORIDA 33917</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 68, BLOCK A, LAKE ARROWHEAD MOBILE VILLAGE PHASE I, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 130 AND 131, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>TOGETHER WITH THAT CERTAIN 1979 "HARB" DOUBLE WIDE MOBILE HOME: IDENTIFICATION NUMBER 15942B, TITLE NUMBER</p>	<p>16439325 AND IDENTIFICATION NUMBER 15942A, TITLE NUMBER 16439326</p> <p>a/k/a 3024 LONGVIEW LANE, NORTH FORT MYERS, FLORIDA 33917</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>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.</p> <p>WITNESS my hand and the seal of this Court this 10th day of December, 2025.</p> <p>KEVIN C. KARNES As Clerk of the Court (SEAL) By K Harris As Deputy Clerk</p> <p>Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 25-01245 NML December 19, 26, 2025 25-05102L</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 25-CA-005421</p> <p>JRRL INVESTMENTS LLC, a Florida limited liability company Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY AND THROUGH, UNDER, OR AGAINST, SHAO QUAN XIE, AND SHAO QUAN XIE, INDIVIDUALLY AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY AND THROUGH, UNDER, OR AGAINST, DONG HONG XIE, AND DONG HONG XIE, INDIVIDUALLY Defendant</p> <p>TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY AND THROUGH, UNDER, OR AGAINST, SHAO QUAN XIE, AND SHAO QUAN XIE, INDIVIDUALLY AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY AND THROUGH, UNDER, OR AGAINST, DONG HONG XIE AND DONG HONG XIE, INDIVIDUALLY</p> <p>Defendant, and to all parties claiming interest by, through, under or against Defendant, and all parties having or claiming to have any right, title or interest in the property herein described, address: 810 Mckinley Ave, Lehigh Acres, Florida 33972. YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for QUIET TITLE ACTION. The action involves real property in LEE County, Florida,</p>	<p>more fully described as follows:</p> <p>Lot 7, Block 2, Unit 1, Section 21, Township 44 South, Range 27 East, Lehigh Acres, according to the map or plat thereof as recorded in Plat Book 15, Page 30 and Deed Book 254, Page 65, Public Records of Lee County, Florida.</p> <p>FOLIO: 21-44-27-01-00002.0070</p> <p>The action was instituted in the Twentieth Judicial Circuit Court, Lee County, Florida, and is styled JRRL INVESTMENT LLC, a Florida limited liability company vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY AND THROUGH, UNDER, OR AGAINST SHAO QUAN XIE AND DONG HONG XIE.</p> <p>You are required to serve a copy of your written defenses, if any, to the action on DAYREN L. SUAREZ, ESQ., MIAMI LAW GROUP, Plaintiff's attorney, whose address is 680 East 49th Street, Hialeah Florida 33013, on or before January 20, 2026, and file the original with the clerk of this court either before service on DAYREN L. SUAREZ or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.</p> <p>DATED: 12/10/2025</p> <p>KEVIN C. KARNES Clerk of the Twentieth Judicial Circuit Court LEE County, Florida (SEAL) By K. Harris Deputy Clerk</p> <p>DAYREN L. SUAREZ, ESQ MIAMI LAW GROUP Plaintiff's attorney 680 East 49th Street Hialeah Florida 33013 Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05125L</p>

FIRST INSERTION							
<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>Case No. 25-CP-3486</p> <p>IN RE: ESTATE OF ROBERT JOHN OLSON, Deceased</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Robert John Olson, deceased, File Number 25-CP-3486, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was August 4, 2025; that the total value of the estate including exempt property and homestead property, is \$170,368.40, and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><thead><tr><th>NAME</th><th>ADDRESS</th></tr></thead><tbody><tr><td>Charles K. Olson</td><td>1221 Sunrise Boulevard</td></tr><tr><td></td><td>Lehigh Acres, Florida 33974</td></tr></tbody></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>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</p>	NAME	ADDRESS	Charles K. Olson	1221 Sunrise Boulevard		Lehigh Acres, Florida 33974	<p>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.</p> <p>THE PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS 732.216-732.228 APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S 732.2211.</p> <p>The date of first publication of this Notice is December 19, 2025.</p> <p>Person Giving Notice: Charles K. Olson 1221 Sunrise Boulevard Lehigh Acres, Florida 33974 Attorney for Person Giving Notice: Britton G. Swank, Esq. Florida Bar Number: 0651591 Britton G. Swank, P.A. 10175 Six Mile Cypress Parkway, Ste. 4 Fort Myers, Florida 33966 Telephone: (239) 208-3040 Fax: (239) 288-5570 E-Mail: ptg@swankelderlaw.com service@swankelderlaw.com December 19, 26, 2025 25-05171L</p>
NAME	ADDRESS						
Charles K. Olson	1221 Sunrise Boulevard						
	Lehigh Acres, Florida 33974						

FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No. 2025-CA-2705</p> <p>TRYON STREET ACQUISITION TRUST I, Plaintiff, v. SUMMER INVESTMENT 2 LLC, et. al. Defendants.</p> <p>Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated December 12, 2025 entered in Case No. 2025-CA-002705 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TRYON STREET ACQUISITION TRUST I, is the Plaintiff, and SUMMER INVESTMENT 2 LLC is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.lee.realforeclose.com beginning at 9:00 a.m. on February 12, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages: Lots 61 and 62, in Block 2439, Cape Coral, Unit 34, according to the plat thereof, as recorded in</p>	<p>Plat Book 16, at Pages 74 through 86, inclusive, of the Public Records of Lee County, Florida.</p> <p>Together with all rents, issues and profits.</p> <p>Property Address: 1306 N.E. 2nd Avenue, Cape Coral, Florida 33909</p> <p>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.</p> <p>Dated this 12/17/2025</p> <p>Kevin C. Karnes (SEAL) T Mann CLERK OF COURT LEE COUNTY, FLORIDA</p> <p>/s/ Ronald B. Cohn Ronald B. Cohn, Esquire Fla. Bar No: 599786 BURR & FORMAN LLP 201 N. Franklin Street, Suite 3200 Tampa, Florida 33602 (813) 221-2626 (office) Primary E-Mail Addresses: rcohn@burr.com Secondary E-Mail Addresses: dmorse@burr.com and mguerra@burr.com Attorney for Plaintiff 46622109 v1 December 19, 26, 2025 25-05174L</p>

--- ACTIONS / SALES ---

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-004092 BANK OF AMERICA, N.A., Plaintiff, vs. ESTATE OF FRANCISCO RODRIGUEZ, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF FRANCISCO RODRIGUEZ, DECEASED; ESTATE OF SARA CRUZ DE RODRIGUEZ, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF SARA CRUZ DE RODRIGUEZ, DECEASED; ESTATE OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED; SARA JUDITH RODRIGUEZ; JULIA ENID RODRIGUEZ; ANNIE RODRIGUEZ; ANTONIO RODRIGUEZ; FRANCISCO RODRIGUEZ; SUZY RODRIGUEZ; ROBERTO ALEXIS SANTIAGO VALENTIN; ASHLEY MONIQUE SANTIAGO VALENTIN; TREVOR XAVIER SANTIAGO VALENTIN; LESLIE A. CRUZ; ANGELINA ARROYO; ALONDRA CRUZ; FABIOLA CRUZ; MARY CARMEN CRUZ; VICTOR CRUZ, JR.; FRANCISCO CRUZ; DAVID ANTONIO CRUZ; MERARI BORRERO; DEBORAH CARRERO A/K/A DEBORAH CRUZ; IRENE NEGRONI; ANDRES CRUZ, JR.; AIDA LOPEZ; ISAAC CRUZ TORRES; RUBEN CRUZ-TORRES; LUIS ANIBAL CRUZ; MARYLUZ CRUZ; NOEMI CRUZ; AQUA FINANCE, INC.;; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).</p>	<p>TO: ANNIE RODRIGUEZ (Current Residence Unknown) (Last Known Address(es)) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 SUZY RODRIGUEZ (Current Residence Unknown) (Last Known Address(es)) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 ROBERTO ALEXIS SANTIAGO VAL- ENTIN (Current Residence Unknown) (Last Known Address(es)) 200 AVENUE RAFAEL CORDERO CAGUAS, PR 00725 ANGELINA ARROYO (Current Residence Unknown) (Last Known Address(es)) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 173 WEST ALLEGHENY AVENUE, #301 PHILADELPHIA, PA 19133 ALONDRA CRUZ (Current Residence Unknown) (Last Known Address(es)) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 FABIOLA CRUZ (Current Residence Unknown) (Last Known Address(es)) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 D3 CALLE 3 HUMACAO, PR 00791 MARY CARMEN CRUZ (Current Residence Unknown) (Last Known Address(es)) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 ISAAC CRUZ TORRES (Current Residence Unknown) (Last Known Address(es)) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 2709 48TH STREET WEST LEHIGH ACRES, FL 33971</p>	<p>989 BENTGRASS DRIVE GREENWOOD, IN 46143 LUIS ANIBAL CRUZ (Current Residence Unknown) (Last Known Address(es)) HC 15M BOX 15989 HUMACAO, PR 00791-9745 ESTATE OF FRANCISCO RODRI- GUEZ, DECEASED (Last Known Address) 1911 NW 15TH TER CAPE CORAL, FL 33993 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI- TORS, LIENORS, TRUSTEES OF FRANCISCO RODRIGUEZ, DE- CEASED (Last Known Address) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 ESTATE OF SARA CRUZ DE RODRI- GUEZ, DECEASED (Last Known Address) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI- TORS, LIENORS, TRUSTEES OF SARA CRUZ DE RODRIGUEZ, DE- CEASED (Last Known Address) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 ESTATE OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED (Last Known Address) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI- TORS, LIENORS, TRUSTEES OF LUIS CRUZ A/K/A LUIS CRUZ TOR- RES, DECEASED (Last Known Address) 720 LAMAR STREET EAST LEHIGH ACRES, FL 33974 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 8, BLOCK 66, LEHIGH ACRES, UNIT 12, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT</p>

FIRST INSERTION	
<p>REQUEST FOR PROPOSALS (“RFP”) MULCH SERVICES FOR BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES AND NOTICE OF EVALUATION COMMITTEE MEETING Charlotte & Lee Counties, Florida REQUEST FOR PROPOSALS</p>	<p>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 pursuant to Florida Law and District’s Rule 3.11 of its Rules of Procedure. 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. Failure 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.</p>
<p>Any and all questions relative to this request for proposals shall be only directed in writing to the District Manager, Andrew Kantarzhi, at Bid@babcockranchcommunityisd.com with email copies to kantarzhia@whhassociates.com. All questions must be submitted on or before 12:00 p.m. (EST) on January 6, 2026.</p>	<p>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, 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 that it is in the best interest of the District to do so.</p>

<p>Firms desiring to submit proposals must submit one (1) original, two (2) hard copies, and (1) electronic copy of the required proposal no later than January 19, 2026, at 12:45 p.m. (EST) at 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982, attention: Sheena Tamburino. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier’s check in the amount of five-thousand dollars (\$5,000.00) with its proposal.</p>	<p><i>Notice of Public Meeting for Bid Opening</i></p>
<p>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 Mulch Services Proposal.” Proposals may be either mailed or handdelivered. 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.</p>	<p>A public meeting will be held on January 19, 2026, at 1:00 p.m. (EST) at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, FL 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 opening the received Mulch Services RFP proposals(s). 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.</p>
<p>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 bidder must (1) be authorized to do business in Florida, and (2) hold all applicable required state and federal licenses, including but not limited to Charlotte and Lee Counties, as applicable, in good standing, as well as meet any other requirements of the District as further detailed in the Project Manual. 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.</p>	<p>Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (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.</p>

<p>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 after the initial notice of protest was filed. Failure to timely file a</p>	<p><i>Notice of Public Meeting for Evaluation Committee</i></p>
<p>Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five 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.</p>	<p>December 19, 2025 25-05169L</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 25-CP-3829 IN RE: ESTATE OF THOMAS BRUCE BIRCH, DECEASED.</p>	<p>The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: December 19, 2025.</p> <p>DANIELA R. BIRCH Personal Representative 11271 Greensedge Landing Court Fort Myers, Florida 33908</p> <p>JUAN D. BENDECK 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 December 19, 26, 2025 25-05181L</p>
<p>The administration of the estate of THOMAS BRUCE BIRCH, deceased, whose date of death was November 12, 2025, 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 representative and the personal representative’s attorney are set forth below.</p> <p>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.</p> <p>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.</p>	

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-0003524 Division Probate IN RE: ESTATE OF SHIRLEY LARSON RODREICK a/k/a SHIRLEY MAE RODREICK a/k/a SHIRLEY M. RODREICK a/k/a SHIRLEY L. RODREICK a/k/a SHIRLEY RODREICK, Deceased.</p>	<p>IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216–732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p>Personal Representative: Robert Anton Larson 342 7th Avenue Ouray, CO 81427</p> <p>Attorney for Personal Representative: Katharine W. Payne Florida Bar Number: 0873411 Katharine Payne Law, P.A. 6210 Scott Street, Suite 117 Punta Gorda, FL 33950 Telephone: (941) 655-8970/ Fax: (941) 655-8973 E-Mail: kpayne@kpaynelaw.com December 19, 26, 2025 25-05179L</p>
<p>The administration of the estate of SHIRLEY LARSON RODREICK a/k/a SHIRLEY MAE RODREICK a/k/a SHIRLEY M. RODREICK a/k/a SHIRLEY L. RODREICK a/k/a SHIRLEY RODREICK, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.</p> <p>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.</p> <p>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-</p>	

FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CC-005919 LAZY DAYS PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. TIMOTHY JAMES HOSHOR, LINDA DIANE HOSHOR, SUSAN MICHELLE HOSHOR, and JANET SUE HOSHOR, Defendants.</p>	<p>East along the North line of said South 1/2 of the Southwest 1/4 1832.40 feet, thence South 0° 06' 50" West 440.00 feet to the Point of Beginning, thence South 89° 30' 05" East 100.00 feet, thence South 0° 06' 50" West 54.98 feet, thence North 89° 36' 10" West 100.00 feet, along the South line of the Southwest 1/4 of Section 26, thence North 0° 06' 50" West 55.11 feet to the Point of Beginning.</p> <p>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 the 8th day of January 2026.</p> <p>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.</p> <p>12/10/2025 Kevin C. Karnes Clerk of Court (SEAL) N Wright-Angad</p> <p>Respectfully submitted, ATLAS LAW, PLLC /s/ Daniel M. Harzog Eric W. Bossardt, Esq. - Fla. Bar No 124614 Patrick M. Boylan, Esq. - Fla. Bar No. 1049768 Daniel M. Hartzog, Esq. - Fla. Bar No. 652067 1313 North Howard Avenue Tampa, Florida 33607 813.241.8269 efiling@atlaslaw.com Attorneys for Plaintiff December 19, 26, 2025 25-05128L</p>
<p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause, in the County Court of Lee County, Kevin C. Karnes, Lee County Clerk of the Court, will sell the property which is located at 661 Coral Lane, Unit No. 661 North Fort Myers, Florida 33917, in Lee County, Florida, and described more specifically as:</p> <p>Lot 124, Unit 1, SECTION 26, TOWNSHIP 43 SOUTH, RANGE 24 EAST, of that certain subdivision known as LAZY DAYS MOBILE VILLAGE, UNIT 1, 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, attached to Official Record book 736, Page 467 through 470, inclusive, in the Public Records of Lee County, Florida, more particularly described as: From the Northwest corner of the South 1/2 of the Southwest 1/4 of SECTION 26, TOWNSHIP 43 SOUTH, RANGE 24 EAST, run South 89° 30' 05"</p>	



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

10/2025 105

--- ESTATE ---			
FIRST INSERTION			
<div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-003734</div><div>Division: Probate</div><div>IN RE: ESTATE OF REGINE BOUCHARD KERN</div><div>Deceased.</div><div>The administration of the estate of Regine Bouchard Kern, deceased, whose date of death was May 18, 2025, 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</div></div><div><div>and the personal representative's attorney are set forth below.</div><div>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.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-</div></div><div><div>living spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN</div></div><div><div>THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is December 19, 2025.</div><div>Personal Representative:</div><div>FineMark National Bank & Trust</div><div>By: C. Read Sawczyn, Senior VP</div><div>8695 College Parkway - Ste. 100</div><div>Fort Myers, Florida 33919</div><div>Attorney for Personal Representative:</div></div><div><div>Lowell S. Schoenfeld,</div><div>Attorney for Personal Representative</div><div>Florida Bar Number: 980099</div><div>SCHOENFELD KYLE & ASSOCIATES LLP</div><div>1380 Royal Palm Square</div><div>Fort Myers, FL 33919</div><div>Telephone: (239) 936-7200</div><div>Fax: (239) 936-7997</div><div>E-Mail: lowells@trustska.com</div><div>Secondary E-Mail: marir@trustska.com</div><div>4921-3457-6981, v. 1</div><div>December 19, 26, 2025</div><div>25-05168L</div></div></div>			

FIRST INSERTION
<div><div>NOTICE OF ACTION</div><div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY</div><div>GENERAL JURISDICTION DIVISION</div><div>CASE NO. 25-CA-005763</div><div>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,</div><div>Plaintiff, vs.</div><div>CLAUDIA ELIZABETH BIRGY, et al.,</div><div>Defendant.</div><div>To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MARK D. BIRGY A/K/A MARK DAVID BIRGY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS</div><div>ADDRESS: UNKNOWN</div><div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</div><div>UNIT 204, CAPTAIN'S COVE CONDOMINIUM, PHASE TWO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1416, PAGE 1664, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</div><div>has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</div><div>WITNESS my hand and seal of this Court this 10th day of December, 2025,</div><div>Kevin C. Karnes</div><div>CLERK OF COURT OF LEE COUNTY</div><div>(SEAL) By K Shoap</div><div>As Deputy Clerk</div><div>MCCALLA RAYMER LEIBERT PIERCE, LLP</div><div>225 East Robinson Street, Suite 155,</div><div>Orlando, FL 32801</div><div>Phone: (407) 674-1850</div><div>Email: AccountsPayable@mccalla.com</div><div>25-12899FL</div><div>December 19, 26, 2025</div><div>25-05126L</div></div>

SUBSEQUENT INSERTIONS

--- ACTIONS ---
SECOND INSERTION
<div><div>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</div><div>(NO CHILD OR FINANCIAL SUPPORT)</div><div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</div><div>CASE NO: 25-DR-008042</div><div>IN RE: The Marriage of Dimitrios Taxiarchis Barlas</div><div>Petitioner and</div><div>Paraskevi Papaioannou</div><div>Respondent</div><div>TO: Paraskevi Papaioannou</div><div>10613 Fuller Ridge Circle, Charlotte, North Carolina 28270-1568</div><div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Dimitrios Taxiarchis Barlas whose address is 9236 Lake Chase Island Way, Tampa, Florida 33626 on or before December 29, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div><div>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.</div><div>Dated: 11/17/2025</div><div>Kevin C. Karnes</div><div>CLERK OF THE CIRCUIT COURT</div><div>(SEAL) By: J Collins</div><div>Deputy Clerk</div><div>Dec. 12, 19, 26, 2025; Jan. 2, 2026</div><div>25-04955L</div></div>

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--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION
File No. 25-CP-3537
Division: Probate
IN RE: ESTATE OF ANNE CRISPIN LIPPINCOTT Deceased.

The administration of the estate of Anne Crispin Lippincott, deceased, whose date of death was August 12, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 12, 2025.

Personal Representative:
Richard D. Kirkbride
8713 Britannia Drive
Fort Myers, Florida 33912
Attorney for Personal Representative:
Michael B. Hill
Attorney
Florida Bar Number: 547824
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: hill@sbshlaw.com
Secondary E-Mail:
bmerhige@sbshlaw.com
December 12, 19, 2025 25-04998L

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION
File Number:
362025CP003428A001CH
Division: Judge J. Frank Porter
IN RE: ESTATE OF MICHELE MELFI Deceased.

The administration of the estate of MICHELE MELFI, deceased, File Number: 25-CP-003428, whose date of death was October 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of the Circuit Court & Comptroller, Probate Department, Lee County Justice Center, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: December 12, 2025.

Personal Representative
Annette McChayne
70 Pemberton Place
Sharpsburg, Georgia 30277
Attorney for Personal Representative
Locksley A. Rhoden
Florida Bar No. 727571
Locksley A. Rhoden, PL
401 E. Las Olas Blvd., Suite 1400
Fort Lauderdale, FL 33301
tel: (954) 332-2342
email: lrhoden@wealthprotection.us
December 12, 19, 2025 25-04983L

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION
File No.: 25-CP-003413
Division: Probate
IN RE: ESTATE OF DARIONNA M. WILLIAMS, Deceased.

The administration of the Estate of Darionna M. Williams, deceased, whose date of death was May 15, 2025, 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 Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211.

The date of first publication of this Notice is December 12, 2025.

Personal Representative:
Tklya White
3732 Central Ave. #139
Fort Myers, FL 33901
Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
Schoenfeld Kyle & Associates LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
4936-3459-7743, v. 1
December 12, 19, 2025 25-04997L

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION
File No.: 25-CP-3513
Division: Probate
IN RE: ESTATE OF ROSE M. SKELLY, Deceased.

The administration of the Estate of Rose M. Skelly, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902-9346. 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 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.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

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 December 12, 2025.

Personal Representative:
Terryl Strutz
9161 Old Hickory Circle
Fort Myers, FL 33912
Attorney for Personal Representative:
Lowell S. Schoenfeld
Florida Bar Number: 980099
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
December 12, 19, 2025 25-04991L

SECOND 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. 23-CA-012644

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST, Plaintiff, vs. RUTH A. FORTIN; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed November 14, 2025 and entered in Case No. 23-CA-012644, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PR1 TRUST is Plaintiff and RUTH A. FORTIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on January 8, 2026, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

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 12/09/2025.

KEVIN C. KARNES
As Clerk of said Court
(SEAL) By N Wright-Angad
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 22-00811 SPS
V6.20190626
December 12, 19, 2025 25-04996L

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-000531
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. NANCY JO GROSSKLAG A/K/A NANCY J. GROSSKLAG, AS TRUSTEE OF THE NANCY J. GROSSKLAG LIVING TRUST DATED NOVEMBER 2, 2021, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST NANCY JO GROSSKLAG A/K/A NANCY J. GROSSKLAG, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN

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

LOTS 39 AND 40, BLOCK 3254, UNIT 66, CAPE CORAL, ACCORDING TO PLAT

THAT EROF RECORDED IN PLAT BOOK 22, PAGES 2 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

WITNESS my hand and seal of this Court this 10th day of December, 2025,
Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY (SEAL) By K Shoap
As Deputy Clerk

Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-11042FL
December 12, 19, 2025 25-05002L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003410
IN RE: ESTATE OF JACOB X. WELZMULLER 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 Jacob X. Welzmuller, deceased, File Number 25-CP-003410, 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 September 25, 2025; that the total value of the estate is \$237,064.00, of which \$208,000.00 is exempt homestead property, and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Martin B. Welzmuller
25 Woodcrest Ave
Budd Lake, NJ 07828
Tammy Eng
3 Avalon Rd.
Pennington, NJ 08534

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 December 12, 2025.

Persons Giving Notice:
Martin B. Welzmuller
25 Woodcrest Ave.
Budd Lake, NJ 07828
Tammy Eng
3 Avalon Rd.
Pennington, NJ 08534
Attorney for Persons Giving Notice
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Suite 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
December 12, 19, 2025 25-04986L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-3532
IN RE: THE ESTATE OF ANDREW GREGORY HEILBROUN, Deceased.

The Estate of ANDREW GREGORY HEILBROUN, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 25-CP-3532, 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 December 12, 2025.

All creditors and those having claims or demands against decedent's estate, including unmaturred, 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 unmaturred, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:
Mary Alice Heilbroun
2637 Cayes Circle
Cape Coral, Florida 33991
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
December 12, 19, 2025 25-04994L

PUBLISH YOUR LEGAL NOTICE

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--- ESTATE ---

SECOND INSERTION

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

PROBATE DIVISION
Case No. 25-CP-3756
IN RE: ESTATE OF
JOHN EVAN SCHROEDER
Deceased

The administration of the estate of JOHN EVAN SCHROEDER, deceased, whose date of death was July 17, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes.

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: December 12, 2025.

Personal Representative:
Kristen Dunne,
1782 Concordia Lake Circle, Unit 2809,
Cape Coral, FL 33909
Attorney for 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@sitkalaw.com
December 12, 19, 2025 25-04962L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3546
Division Probate
IN RE: ESTATE OF
SANDRA JEAN PATTON
Deceased.

The administration of the estate of SANDRA JEAN PATTON, deceased, File Number: 25-CP-3546, whose date of death was September 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: December 12, 2025.

Personal Representative:
LORETTA SLOCUM
2811 NW JUANITA PLACE
CAPE CORAL, FLORIDA 33993
Attorney for Personal Representative:
Dana Kirtman
Florida Bar No. 98550
South Florida Planning Firm PLLC
1801 N. Military Trail, Suite 204
Boca Raton, Florida 33431
Telephone: (954) 599-8614
E-mail: dana@sflplanningfirm.com
December 12, 19, 2025 25-04942L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003765
Division Probate
IN RE: ESTATE OF
RICHARD MARK RITZ
Deceased.

The administration of the estate of Richard Mark Ritz, deceased, whose date of death was July 15, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 12, 2025.

Personal Representative:
Erin Nicole Velotti
1432 Winkler Avenue
Fort Myers, Florida 33901
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
December 12, 19, 2025 25-04961L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003767
Division Probate
IN RE: ESTATE OF
CATHERINE TEMPLE
Deceased.

The administration of the estate of Catherine Temple, deceased, whose date of death was October 16, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 12, 2025.

Personal Representative:
Arthur Frederick Chambers III
207000 Plumbwood Loop
North Fort Myers, Florida 33917
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
December 12, 19, 2025 25-04960L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003383
IN RE: ESTATE OF
EDDIE J. DANIELS
Deceased.

The administration of the estate of Eddie J. Daniels, deceased, whose date of death was July 28, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 December 12, 2025.

Personal Representative:
Therese Stafford
17 Sharon Drive
Coventry, RI 02816
Dated this 4th day of December, 2025
Attorney for Personal Representative:
Sabrina L. Casagrande, Esq.
Attorney for Personal Representative
Florida Bar Number: 107163
Stross Law Firm, P.A.
1801 Pepper Tree Drive
Oldsmar, FL 34677
Telephone: (813) 852-6500
Fax: (813) 852-6450
E-Mail: scasagrande@strosslaw.com
Secondary E-Mail:
vadams@strosslaw.com
December 12, 19, 2025 25-04952L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2431
IN RE: ESTATE OF
DANIEL J. SULLIVAN, JR.
Deceased.

The administration of the estate of DANIEL J. SULLIVAN deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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 December 12, 2025.

Personal Representative:
James Coughlan
24383 Baltic Avenue Unit 204
Punta Gorda, FL 33955
Attorney for Personal Representative
Mary E. Trask, Esq.
Florida Bar Number: 10927
Trask Law
16500 Burnt Store Road, Suite A-104
Punta Gorda, FL 33955
Telephone: (941) 655-8003
Fax: (239) 244-8563
E-mail: metesq@yahoo.com
Secondary Email:
trasklaw@gmail.com
December 12, 19, 2025 25-04951L

SECOND INSERTION

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

PROBATE DIVISION
CASE NO.: 25-CP-3655
IN RE: THE ESTATE OF
DONALD FOSCUE MODRALL,
Deceased.

The administration of the estate of DONALD FOSCUE MODRALL, deceased, whose date of death was May 10, 2025, 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 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 12, 2025.

Personal Representative:
JOHN MODRALL
426 Bent Tree Lane
Indianapolis, IN 46260
HENDERSON, FRANKLIN,
STARNES AND HOLT, P.A.
LISA B. GODDY
Attorneys for Personal Representative
Bonita Bay Executive Center I
3451 Bonita Bay Blvd., Suite 206
Bonita Springs, FL 34134
Telephone: (239) 344-1100
Facsimile: (239) 344-1200
Fla. Bar No.: 0507075
Primary email:
lisa.goddy@henlaw.com
Secondary Email:
lynn.ramirez@henlaw.com
sandee.fields@henlaw.com
December 12, 19, 2025 25-04958L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3609
Division Probate
IN RE: ESTATE OF
JOANNE M. KAJMOWICZ
Deceased.

The administration of the estate of JOANNE M. KAJMOWICZ, deceased, whose date of death was October 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 12, 2025.

Personal Representative:
LAWRENCE KAJMOWICZ
17259 Hidden Estates Circle
Fort Myers, Florida 33908
Attorney for Personal Representative:
DAVID A. RUBEN, Attorney
Florida Bar Number: 115165
GrayRobinson, P.A.
999 Vanderbilt Beach Road, Suite 612
Naples, Florida 34108
Telephone: (239) 598-3601
Fax: (239) 598-3164
E-Mail:
david.ruben@gray-robinson.com
Secondary E-Mail:
lindsey.hoyle@gray-robinson.com
#65279746 v2
December 12, 19, 2025 25-04966L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003603
Division: Probate
IN RE: ESTATE OF
ANN FELICIA CITRANO,
a/k/a ANN F. CITRANO,
Deceased.

The administration of the estate of Ann Felicia Citrano, a/k/a Ann F. Citrano, deceased, whose date of death was January 21, 2025, 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.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 12, 2025.

Personal Representative:
Robert T. Citrano
10042 Horse Creek Rd.
Fort Myers, FL 33913
Attorney for Personal Representative:
Aglæ S. Van den Bergh
Attorney for Personal Representative
Florida Bar Number: 1031166
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
E-Mail: aglaev@trustska.com
December 12, 19, 2025 25-04957L

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

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SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR LEE COUNTY, FLORIDA
File No. 25-CP-003242
Division: Probate
IN RE: THE ESTATE OF
PATRICIA A. SWICK,
Deceased.

The administration of the estate of PATRICIA A. SWICK, deceased, whose date of death was August 4, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 2075 Martin Luther King Junior Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
ROBERT A. SWICK
21691 Windham Run
Estero, Florida 33928

Attorney for Personal Representative:
WENDY MORRIS
Attorney for Personal Representative
Florida Bar Number: 890537
MORRIS LAW OFFICES, LLC
23150 Fashion Drive Ste 233
Estero, Florida 33928
Telephone: (239) 908-8033
E-Mail: wendy@wendymorris.com
December 12, 19, 2025 25-04956L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003563
IN RE: ESTATE OF
JOSEPHINE ANN TRUPO,
Deceased.

The administration of the estate of JOSEPHINE ANN TRUPO, deceased, whose date of death was April 1, 2025, 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 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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: December 12, 2025.

LAWRENCE TIHEN
Personal Representative
12620 Panasoffkee Drive
North Fort Myers, FL 33903

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriversa@hnh-law.com
December 12, 19, 2025 25-04969L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002624
Division: Probate
IN RE: ESTATE OF
JOHN P. MORANHA, JR.,
Deceased.

The administration of the Estate of John P. Moranha, Jr., deceased, whose date of death was March 27, 2025, 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 December 12, 2025.

Personal Representative:
Sharon L. Lapkin
3100 Scarlet Oak Place
North Fort Myers, FL 33903

Attorney for Personal Representative:
Bruce D. Green
Attorney for Personal Representative
Florida Bar Number: 260533
Bruce Green Law Firm
12800 University Drive, Suite 320
Fort Myers, Florida 33907
Telephone: (239) 448-9555
Fax: (239) 448-9560
E-Mail: bruce@brucegreenlaw.com
December 12, 19, 2025 25-04953L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025-CP-003468
IN RE: ESTATE OF
SUZANNE J. DERINGER,
DECEASED.

The administration of the estate of SUZANNE J. DERINGER, deceased, whose date of death was AUGUST 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, File Number 2025-CP-003468, the address of which is Lee County Clerk of Court, Attention: Probate, P.O. Box 9346 Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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: December 12, 2025.

Personal Representative:
Denise Zimmerman,
3154 Amador Circle,
Cape Coral, FL 33909

Attorney for Personal Representative:
William J. Fuller, III, Esq.
Florida Bar No. 218626
Fuller Law Firm
1058 N. Tamiami Trail, Suite 108-268,
Sarasota, Florida 34236
Email address:
fullerlawfirm@mac.com
Telephone: 941.955.6446
Facsimile: 941.296.8900
December 12, 19, 2025 25-04959L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
25-CP-3780
IN RE: ESTATE OF:
DAVID GOSSLOR TAGGART
Deceased

The administration of the estate of David Gosslor Taggart, deceased, whose date of death was September 29, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes.

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: December 12, 2025.

Personal Representative:
Jill Afisa,
319 Cassano Dr.,
Nokomis FL, 34275

Attorney for 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@sitkalaw.com
December 12, 19, 2025 25-04974L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
DIVISION: CIVIL
CASE NO. 25-CC-005268
HURRICANE HOUSE
CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit
corporation,
Plaintiff, vs.
FERNANDO GOMES AND
ANDREA GOMES,
Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on January 8, 2026 at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 51 in Condominium Parcel 102 of HURRICANE HOUSE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all Amendments thereto, if any.

pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.

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 official seal of said Court this 12/03/2025

KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: T Mann
Deputy Clerk

Michael J. Belle, Esquire
Attorney for Plaintiff
2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com
49407 / 11-84643
December 12, 19, 2025 25-04944L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
25-CP-3790
IN RE: ESTATE OF:
ANN ELIZABETH KANE,
DECEASED.

The administration of the estate of Ann Elizabeth Kane, deceased, whose date of death was August 28, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes.

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: December 12, 2025.

Personal Representative:
Jo Ellen Kane,
10676 Colonial Blvd Ste 30-520,
Fort Myers, FL 33913

Attorney for 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@sitkalaw.com
December 12, 19, 2025 25-04973L

SECOND INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO: 2024CA006059A
SOUTHERN TRUST MORTGAGE,
LLC,
Plaintiff, vs.
SCOTT KOWALSKI and ASHLEY
KOWALSKI, husband and wife,
Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure and Order Setting Judicial Sale entered herein, the property situated in Lee County, Florida, to wit:

Lots 52 and 53, Block 2862, Cape Coral Unit 41, according to the Plat thereof as recorded in Plat Book 17, Pages 2-14, Public Records of Lee County, Florida, a/k/a 1007 NW 12th Terrace Cape Coral, FL 33993
Tax Parcel ID #03-44-23-C2-02862.0520,

will be sold at public sale, to the highest and best bidder for cash, online at <http://www.lee.realforeclose.com/>, at 9:00 a.m. on the 5th day of February, 2026.

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: 12/09/2025.

KEVIN C. KARNES, CLERK
LEE COUNTY CIRCUIT COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

KELLEY L. CHURCH, ESQUIRE
QUINTAIROS, PRIETO, WOOD &
BOYER, P.A.
255 SOUTH ORANGE AVENUE,
SUITE 900
ORLANDO, FL 32801
ATTORNEY FOR PLAINTIFF
SERVICECOPIES@QPWBLAW.COM
Matter No.: FL-005706-24-1
Case No.: 2024CA006059A
December 12, 19, 2025 25-04984L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3649
IN RE: ESTATE OF
DAVID ERCCELL FIKES
Deceased.

The administration of the estate of David Ercell Fikes, deceased, whose date of death was April 9, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 12, 2025.

Personal Representative:
David K. Fikes
9128 Mockingbird Drive
Sanibel, Florida 33957

Attorney for Personal Representative:
Janet M. Strickland, FL Bar No. 137472
Neva K. Torres, FL Bar No. 1049725
Law Office of Janet M. Strickland, P.A.
2340 Periwinkle Way, Suite J-1
Sanibel, FL 33957
Telephone: (239) 472-3322
E-Mail: jms@sanibellaw.net
Secondary E-Mail:
neva@sanibellaw.net
December 12, 19, 2025 25-04968L

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 25-CA-003521
FOUNDATION BUILDING
MATERIALS, LLC, a California
limited liability company,
Plaintiff, vs.
SCOTT KOWALSKI and ASHLEY
KOWALSKI, husband and wife,
Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure and Order Setting Judicial Sale entered herein, the property situated in Lee County, Florida, to wit:

Lots 52 and 53, Block 2862, Cape Coral Unit 41, according to the Plat thereof as recorded in Plat Book 17, Pages 2-14, Public Records of Lee County, Florida, a/k/a 1007 NW 12th Terrace Cape Coral, FL 33993
Tax Parcel ID #03-44-23-C2-02862.0520,

will be sold at public sale, to the highest and best bidder for cash, online at <http://www.lee.realforeclose.com/>, at 9:00 a.m. on the 5th day of February, 2026.

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 official seal of said Court this 8th day of December, 2025.

Kevin C. Karnes
Clerk of Circuit Court
(SEAL) By: N Wright-Angad
Barry Kalmanson,
Esquire for the Court
BARRY KALMANSON,
Professional Association
Florida Bar No. 0814199
500 North Maitland Ave., Suite 305
Maitland, Florida 32751
Attorney for Plaintiff
December 12, 19, 2025 25-04978L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3500
Division: Probate
IN RE: ESTATE OF
MARY M. BENAK
Deceased.

The administration of the estate of MARY M. BENAK, deceased, whose date of death was October 12, 2025, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 December 12, 2025.

Personal Representative:
JOHN BENAK
446 McDaniels Cir, Unit 303
Clarendon Hills, Illinois 60514

Attorney for Personal Representative:
ALAN M. CELEJ
Attorney
Florida Bar Number: 1024890
12730 McGregor Boulevard
Fort Myers, FL 33919
Telephone: (239) 266-2619
Fax: (239) 309-0557
E-Mail: acelej@celejlaw.com
Secondary E-Mail: eve@celejlaw.com
December 12, 19, 2025 25-04967L

SECOND INSERTION

Notice Of Action
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 25-CC-008114
COVES OF ESTERO BAY
PROPERTY OWNERS
ASSOCIATION, INC.,
Plaintiff, v.
REBECCA A. JENKINS, et. al.,
Defendants.

To: Rebecca A. Jenkins
6501 Estero Bay Drive
Fort Myers, Florida 33908
YOU ARE NOTIFIED that an action to enforce a lien on the following property in Lee County, Florida:

LOT 104, COVES OF ESTERO BAY II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 2022000125569, 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 Jason Hamilton Mikes, JD, MBA, the Plaintiff's attorney, 8850 Terrene Court, Suite 110, Bonita Springs, Florida 34135, within 30 days from the date of the 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; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated: 12-03-25

Kevin C. Karnes,
as Clerk of said Court
(SEAL) BY: N Wright-Angad
as Deputy Clerk

Jason Hamilton Mikes, JD, MBA,
the Plaintiff's attorney,
8850 Terrene Court, Suite 110,
Bonita Springs, Florida 34135
December 12, 19, 2025 25-04939L

ACTIONS / SALES

FOURTH INSERTION		FOURTH INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v. The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of George Edward Wallace, Deceased; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ralph Wallace, Deceased; Rebecca Blackard; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; The Unknown Deisees</p>		<p>Byron Councell. Defendants. TO: The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of George Edward Wallace, Deceased. Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West ½ of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side. Address: 11521 Shawnee Road, Fort Myers, Florida 33913 Parcel ID: 10-45-26-00-00001.0310 has been filed against you and you are required to serve a copy of your writen defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 31, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition. This notice shall be published once each week for four consecutive weeks in Business Observer. WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 11/21/2025. KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Harris Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 28; Dec. 5, 12, 19, 2025 25-045804L</p>	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v. The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of George Edward Wallace, Deceased; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ralph Wallace, Deceased; Rebecca Blackard; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; The Unknown Deisees</p>		<p>Byron Councell. Defendants. TO: The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Brenda Rodgers a/k/a Brenda Simpler, Deceased. Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West ½ of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side. Address: 11521 Shawnee Road, Fort Myers, Florida 33913 Parcel ID: 10-45-26-00-00001.0310 has been filed against you and you are required to serve a copy of your writen defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 31, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition. This notice shall be published once each week for four consecutive weeks in Business Observer. WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 11/21/2025. KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Harris Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 28; Dec. 5, 12, 19, 2025 25-045802L</p>	

FOURTH INSERTION		FOURTH INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v. The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased; Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by,</p>		<p>through, under or against the Estate of Nikki Jones, Deceased; Darrick Wallace; The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Alicia Sutherland, Deceased; James Wilson; Joseph Wilson; Joanna Wilson; Shawnesse Wilson; Robert Trail; Johnny Wilson; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan; Bonnie Moore; Lonnie Moore; Willie Allen Moore Jr.; Monica Marie Rodgers Brown; Bryon Councell. Defendants. TO: The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against</p>	
<p>the Estate of Dolly W Teal, Deceased. Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West ½ of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side. Address: 11521 Shawnee Road, Fort Myers, Florida 33913 Parcel ID: 10-45-26-00-00001.0310 has been filed against you and you are required to serve a copy of your writen defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 31, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition. This notice shall be published once each week for four consecutive weeks in Business Observer. WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 11/21/2025. KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Harris Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 28; Dec. 5, 12, 19, 2025 25-045803L</p>		<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v. The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Alicia Sutherland, Deceased; James Wilson; Joseph Wilson; Joanna Wilson; Shawnesse Wilson; Robert Trail; Johnny Wilson; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan; Bonnie Moore; Lonnie Moore; Willie Allen Moore Jr.; Monica Marie Rodgers Brown; Bryon Councell. Defendants. TO: The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, De- ceased.</p>	
<p>Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West ½ of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side. Address: 11521 Shawnee Road, Fort Myers, Florida 33913 Parcel ID: 10-45-26-00-00001.0310 has been filed against you and you are required to serve a copy of your writen defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 31, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition. This notice shall be published once each week for four consecutive weeks in Business Observer. WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 11/21/2025. KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Harris Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 28; Dec. 5, 12, 19, 2025 25-045801L</p>		<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v. The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Alicia Sutherland, Deceased; James Wilson; Joseph Wilson; Joanna Wilson; Shawnesse Wilson; Robert Trail; Johnny Wilson; The Known and Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan; Bonnie Moore; Lonnie Moore; Willie Allen Moore Jr.; Monica Marie Rodgers Brown; Bryon Councell. Defendants. TO: The Unknown Heirs, Deisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, De- ceased.</p>	



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--- ACTIONS / SALES ---

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case#: 25-CA-002424 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, -vs.- EDWARD JAMES MURPHY A/K/A EDWARD F MURPHY, et.al., Defendant(s). NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclo- sure entered on November 26, 2025, in the above-styled cause, KEVIN C KARNES, Lee County Clerk of Court, shall sell to the highest and best bidder for cash on February 19, 2026, at 9:00 A.M., at www.lee.realforeclose.com, the following described property: DESCRIPTION OF A PARCEL OF LAND IN SOUTH POINTE SOUTH, SECTION 21, TOWN- SHIP 45 SOUTH, RANGE 24 EAST, IN THE PUBLIC RE- CORDS OF LEE COUNTY, FLORIDA (RESIDENCE TRACT #78) TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND BE- ING PART OF TRACT NO. 4 OF SOUTH POINT SUBDI- VISION AS RECORDED IN PLAT BOOK 33, AT PAGE 30, OF THE PUBLIC RECORDS OF SAID LEE COUNTY AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTH- EAST CORNER OF SAID TRACT NO. 4; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULEVARD (100.0 FEET WIDE) FOR 220.246 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W FOR 1041.14 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS FOR 95.246 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG THE NORTHERLY LINE OF A ROADWAY AND DRAINAGE EASEMENT (20.00 FEET WIDE) FOR 8.51 FEET TO THE POINT OF BE- GINNING; THENCE CONTIN- UE S 89 DEGREES 49 MIN- UTES 17 SECONDS W ALONG SAID LINE AND THE EDGE OF CONCRETE DRIVEWAY FOR 24.00 FEET; THENCE N 41 DEGREES 46 MINUTES	23 SECONDS E ALONG SAID DRIVEWAY FOR 5.98 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID DRIVEWAY FOR 22.10 FEET TO AN INTERSEC- TION WITH A C.B.S. WALL; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 2.10 FEET; THENCE N 00 DE- GREES 10 MINUTES 43 SEC- ONDS W ALONG SAID WALL FOR 25.35 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 2.00 FEET; THENCE CONTINUE S 89 DE- GREES 49 MINUTES 17 SEC- ONDS W ALONG THE EDGE OF A CONCRETE SLAB FOR 6.50 FEET; THENCE CONTIN- UE S 89 DEGREES 49 MIN- UTES 17 SECONDS W ALONG SAID WALL FOR 2.70 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID WALL FOR 1.75 FEET; THENCE S 89 DE- GREES 49 MINUTES 17 SEC- ONDS W ALONG SAID WALL FOR 7.00 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID WALL FOR 1.75 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 3.00 FEET; THENCE N 00 DE- GREES 10 MINUTES 43 SEC- ONDS W ALONG SAID WALL FOR 32.10 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALSO SAID WALL FOR 15.80 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG THE EDGE OF A CONCRETE PAT- IO FOR 6.00 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG SAID PATIO FOR 12.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID PAT- IO FOR 6.80 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE AFORESAID WALL FOR 14.20 FEET; THENCE S 00 DE- GREES 10 MINUTES 43 SEC- ONDS E ALONG SAID WALL FOR 17.00 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE EDGE OF A CONCRETE SLAB FOR 3.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID SLAB FOR 4.00 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W	ALONG SAID SLAB FOR 3.00 FEET; THENCE S 00 DE- GREES 10 MINUTES 43 SEC- ONDS E ALONG THE AFORE- SAID WALL FOR 18.85 FEET; THENCE N 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE EDGE OF A CON- CRETE SLAB FOR 3.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID SLAB FOR 4.00 FEET; THENCE S 89 DE- GREES 49 MINUTES 17 SEC- ONDS W ALONG SAID SLAB FOR 3.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG THE AFORESAID DRIVEWAY FOR 22.00 FEET; THENCE S 41 DE- GREES 29 MINUTES 53 SEC- ONDS E ALONG SAID DRIVE- WAY FOR 6,06 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EX- CLUSIVE EASEMENT OVER AND ACROSS THE FOLLOW- ING DESCRIBED PROPERTY: EXHIBIT "B" A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BE- ING A PART OF TRACT NO.4 OF SOUTH POINTE SUBDI- VISION AS RECORDED IN PLAT BOOK 33, AT PAGE 30, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTH- EAST CORNER OF SAID TRACT NO. 4 THENCE N 00 DEGREES 10 MINUTES 43 SECONDS E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULEVARD (100.00 FEET WIDE) A DISTANCE OF 220.246 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W A DISTANCE OF 1041.14 FEET TO THE PRIN- CIPAL PLACE OF BEGIN- NING OF THE HEREIN DE- SCRIBED PARCEL; THENCE CONTINUING S 89 DEGREES 49 MINUTES 17 SECONDS W DISTANCE OF 80.00 FEET; THENCE S 00 DEGREES 03 MINUTES 22 SECONDS E ALONG THE EASTERLY LINE	OF A ROADWAY AND DRAIN- AGE EASEMENT (20.00 FEET WIDE) A DISTANCE OF 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEAST- ERLY ALONG SAID CURVE AND SAID EASEMENT LINE THROUGH A CEN- TRAL ANGLE 90 DEGREES 07 DEGREES 21 MINUTES A DISTANCE OF 55.05 FEET; THENCE N 89 DEGREES 49 MINUTES E ALONG THE NORTHERLY LINE OF SAID EASEMENT A DISTANCE OF 45.13 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W A DISTANCE OF 95.246 FEET TO THE PRINCI- PAL PLACE OF BEGINNING SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITU- TION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) NOR ANY MEMBERS OF THE HOUSE- HOLD OF GRANTOR(S) RE- SIDE THEREON OR CONTIG- UOUS THERETO. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVA- TIONS AND LIMITATIONS OF RECORD, IF ANY. TOGETHER WITH ALL THE TENEMENTS, HEREDITA- MENTS AND APPURTE- NANCES THERETO BE- LONGING OR IN ANYWISE APPERTAINING. Property Address: 9966 Vanilla- leaf St, Fort Myers FL 33919 ANY PERSON CLAIMING AN IN- TEREST 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: 12/8/2025 12/08/2025 Kevin C. Karnes Clerk of Court (SEAL) N Wright-Angad

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-005293 PHH MORTGAGE CORPORATION, Plaintiff, VS. THELMA HUNTER; et al., Defendant(s). TO: Thelma Hunter Last Known Residence: 3751 Highland Ave Fort Myers, FL 33916 TO: Unknown Spouse of Thelma Hunter Last Known Residence: 3751 Highland Ave Fort Myers, FL 33916 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in LEE County, Florida: FROM THE NE CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, RUN S. 89°41'30" W. ALONG THE N. LINE OF SAID SECTION 30 FOR 688.86' TO A POINT OF CURVATURE; THENCE RUN W'LY, SW'LY AND S'LY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25' FOR 39.25' (CHORD BEAR- ING S. 44°42'50" CHORD DIS- TANCE 35.34") TO A POINT OF TANGENCY ON THE E. LINE OF A ROADWAY EASE- MENT 60' WIDE; THENCE RUN S. 0°15'40" E. ALONG SAID E. LINE OF SAID ROAD- WAY EASEMENT 60' WIDE FOR 505.02' TO A POINT OF CURVATURE; THENCE RUN SW'LY ALONG THE SE'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 85' TO 133.36' TO A POINT OF REVERSE CURVATURE; THENCE RUN W'LY, SW'LY	AND S'LY ALONG THE SE'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25.21' FOR 39.55' TO A POINT OF TANGENCY; THENCE RUN S. 0°15'40" E. ALONG THE E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 134.30' TO A POINT OF CUR- VATURE; THENCE RUN S'LY, SE'LY AND E'LY ALONG THE NE'LY LINE OF SAID ROAD- WAY EASEMENT 60' WIDE, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25' FOR 39.32' TO A POINT OF TANGENCY; THENCE RUN N. 89°38'00" E. ALONG THE N. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 379.79' TO A POINT OF CUR- VATURE; THENCE RUN SE'LY ALONG THE NE'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 85' FOR 133.67' TO A POINT OF TANGENCY; THENCE RUN S. 0°15'40" ALONG THE E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 21.61' TO THE P.O.B. OF THE LANDS HERE- IN DESCRIBED; FROM SAID P.O.B. CONTINUE S. 0°15'40" E. ALONG SAID E. LINE OF SAID ROADWAY EASE- MENT 60' WIDE FOR 70'; THENCE RUN N. 89°44'20" E. FOR 120'; THENCE RUN N. 0°15'40" W. ALONG THE E. LINE OF A DRAINAGE AND PUBLIC UTILITY EASEMENT 10' WIDE FOR 70' ; THENCE RUN S. 89°44'20" W. FOR 120' TO THE P.O.B. (BEING LOT 19, IN HIGHLANDS SOUTH, UN- RECORDED NE 1/4 OF NE 1/4 SECTION 30, TOWNSHIP 44	SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.) LESS AND EXCEPT ROAD RIGHT-OF-WAY. SUBJECT TO THE HEREIN- ABOVE MENTIONED DRAIN- AGE AND PUBLIC UTILITY EASEMENT 10' WIDE. SUB- JECT TO AN EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES LYING OVER AND ACROSS THE S. 6' OF THE HEREINABOVE DESCRIBED PARCEL. TOGETHER WITH THE HEREIN DESCRIBED ROADWAY EASEMENT 60' WIDE, FOR INGRESS AND EGRESS, EXTENDING FROM THE S. LINE OF CANAL STREET TO THE S. LINE OF THE HEREINABOVE DE- SCRIBED PARCEL. BEARINGS ARE FROM AS- SUMING THE E. LINE OF SECTION 30 AS N. 0°15'00" W. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, within 30 days of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or im- mediately thereafter; otherwise a de- fault will be entered against you for the relief demanded in the complaint or petition. Dated on 12/03/2025. Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright-Angad As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1395-1477B Ref# 13464 December 12, 19, 2025 25-04940L	The administration of the Estate of BRIAN JAY SWEENEY, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Divi- sion, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The per- sonal representative's and the personal representative's attorney names and ad- dresses are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate 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 SER- VICE 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 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first publication of this notice is December 12, 2025. SHANNON WEINSTEIN Personal Representative S/ RICHARD M. RICCIARDI, JR. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org December 12, 19, 2025 25-04993L

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: PROBATE Case No. 25-CP-3730 IN RE: ESTATE OF KENNETH WASHINGTON WRIGHT a/k/a KENNETH W. WRIGHT a/ka KENNETH WRIGHT, Deceased. The administration of the estate of KENNETH WASHINGTON WRIGHT a/k/a KENNETH W. WRIGHT a/k/a KENNETH WRIGHT, deceased, whose date of death was August 4, 2025, 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 ad- dresses of the Personal Representative and the Personal Representative's attor- ney are set forth below. All creditors of the decedent and oth- er 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 WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. 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 December 12, 2025. Personal Representative: /s/Pearline H. Wright PEARLINE H. WRIGHT 611 McKinley Avenue Lehigh Acres, Florida 33972 Attorney for Personal Representative: /s/Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com December 12, 19, 2025 25-04987L	The administration of the estate of Bernard Michael Hopkins, deceased, whose date of death was August 27, 2025, 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 represe- ntative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er 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 WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the	Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. 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 December 12, 2025. Personal Representative: James Michael Hopkins 17531 Stepping Stone Drive Fort Myers, FL 33967 Attorney for Personal Representative: Anthony J. Cetrangelo Florida Bar Number: 0118134 Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street P.O. Box 280 Fort Myers, FL 33902 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: anthony.cetrangelo@henlaw.com Secondary E-Mail: sabrina.guerin@henlaw.com Secondary E-Mail: jorge.maldonado@henlaw.com December 12, 19, 2025 25-04982L

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3677 Division Probate IN RE: ESTATE OF BERNARD MICHAEL HOPKINS Deceased. The administration of the estate of Bernard Michael Hopkins, deceased, whose date of death was August 27, 2025, 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 represe- ntative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er 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 WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. 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 December 12, 2025. Personal Representative: James Michael Hopkins 17531 Stepping Stone Drive Fort Myers, FL 33967 Attorney for Personal Representative: Anthony J. Cetrangelo Florida Bar Number: 0118134 Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street P.O. Box 280 Fort Myers, FL 33902 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: anthony.cetrangelo@henlaw.com Secondary E-Mail: sabrina.guerin@henlaw.com Secondary E-Mail: jorge.maldonado@henlaw.com December 12, 19, 2025 25-04982L	The administration of the Estate of BRIAN JAY SWEENEY, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Divi- sion, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The per- sonal representative's and the personal representative's attorney names and ad- dresses are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate 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 SER- VICE 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 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first publication of this notice is December 12, 2025. SHANNON WEINSTEIN Personal Representative S/ RICHARD M. RICCIARDI, JR. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org December 12, 19, 2025 25-04993L	The administration of the estate of BRIAN JAY SWEENEY, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Divi- sion, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The per- sonal representative's and the personal representative's attorney names and ad- dresses are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate 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 SER- VICE 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 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first publication of this notice is December 12, 2025. SHANNON WEINSTEIN Personal Representative S/ RICHARD M. RICCIARDI, JR. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org December 12, 19, 2025 25-04993L

SECOND INSERTION			
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003619 IN RE: ESTATE OF MICHELINE MARIE CLAUDIA LACROIX, 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 MICHELINE MARIE CLAUDIA LACROIX, de- ceased, File Number 25-CP-003619; by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901; that the decedent's date of death was June 8, 2025; that the total value of the estate is real property in the approximate value of \$16,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Creditors: NONE Beneficiaries: Address DANIEL LACROIX 20 Village View Road Westford, MA 01886 SYLVAIN LACROIX 11 Mangin Rd. Monroe, NY 10950 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. NOTWITH- STANDING ANY OTHER APPLI- CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or cura- tor has no duty to discover whether any property held at the time of the deced- ent's death by the decedent or the de- cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216- 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this Notice is December 12, 2025. Persons Giving Notice: DANIEL LACROIX 20 Village View Rd Westford, MA 01886 SYLVAIN LACROIX 11 Mangin Rd Monroe, NY 10950 Attorney for Persons Giving Notice: Arienne C. Valencia Florida Bar Number: 1003167 Roetzel & Andress LPA 999 Vanderbilt Beach Road, Suite 401 Naples, FL 34108 Telephone: 239.649.6200 Fax: 239.261.3659 E-mail: avalencia@ralaw.com Secondary E-Mail: serve.avalencia@ralaw.com December 12, 19, 2025 25-04980L	The administration of the Estate of BRIAN JAY SWEENEY, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Divi- sion, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The per- sonal representative's and the personal representative's attorney names and ad- dresses are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate 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 SER- VICE 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 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first publication of this notice is December 12, 2025. SHANNON WEINSTEIN Personal Representative S/ RICHARD M. RICCIARDI, JR. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org December 12, 19, 2025 25-04993L	The administration of the estate of BRIAN JAY SWEENEY, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Divi- sion, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The per- sonal representative's and the personal representative's attorney names and ad- dresses are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate 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 SER- VICE 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 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first publication of this notice is December 12, 2025. SHANNON WEINSTEIN Personal Representative S/ RICHARD M. RICCIARDI, JR. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org December 12, 19, 2025 25-04993L

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12/2025, Vol. 6

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ACTIONS / SALES

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-003442 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. VJG HOLDINGS II, LLC, AS TRUSTEE OF THE MARTINEZ FAMILY LAND TRUST, et al. Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE MARTINEZ FAMILY LAND TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUST- EES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN VJG HOLDINGS II LLC AS TRUSTEE OF THE MARTINEZ FAMILY LAND TRUST 1275 USI STE 2-120, VERO BEACH, FL 32960 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 12, BLOCK 2, LAUREL- WOOD, SECTION 5, TOWN- SHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLOR- IDA, ACCORDING TO THE MAP OR PLAT ON FILE IN	THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 33, PAGES 59 THROUGH 62, 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 McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publica- tion of this Notice in and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de- fault will be entered against you for the relief demand in the complaint. WITNESS my hand and seal of this Court this day of 12/04/2025 Kevin C. Karnes CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) BY: N Wright-Angad Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-12293FL December 12, 19, 202525-04977L	

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 2025-CA-004606 SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs. CHRISTOPHER JOHN BLAUVELT, SR., DENA MARIE GALYEAN- BLAUVELT, DAWN MARIE BLAUVELT, a/k/a DAWN MARIE BARBOUR, THE MOODY RIVER ESTATES COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation, THE UNITED STATES OF AMERICA on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF CHRISTOPHER JOHN BLAUVELT, SR., and UNKNOWN TENANTS IN POSSESSION, Defendants. NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 8th day of December, 2025, in Civil Action No. 2025-CA-004606, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which CHRISTOPHER JOHN BLAUVELT, SR., DENA MARIA GALYEAH-BLAU- VELT, DAWN MARIE BLAUVELT a/k/a DAWN MARIE BARBOUR, THE MOODY RIVER ESTATES COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation, THE UNITED STATES OF AMERI-	CAN on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF CHRISTOPHER JOHN BLAUVELT, SR., and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Bank- ing Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 22nd day of January, 2026 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the follow- ing described real property set forth in the Summary Final Judgment of Fore- closure in Lee County, Florida: Lot 81, Moody River Estates Unit Five, according to the plat there- of recorded in Instrument No. 2006000170545, of the Public Records of Lee County, Florida. 12635 Blue Banyon Court, North Fort Myes, FL 33903 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 accor- dance with Florida Statutes, Section 45.031. Dated this 8th day of December, 2025. KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk M. Brian Cheffer, Attorney for Plaintiff, Cheffer & Hagan, P.A., 2120 McGregor Boulevard, Fort Myers, FL 33901, 239-334-1381 December 12, 19, 202525-04971L	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA 25-CA-003444 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2, Plaintiff, vs. LAMONICA L. HUGHES; UNKNOWN SPOUSE OF LAMONICA L. HUGHES; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 26, 2025 in Civil Case No. 25-CA-003444, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2 is the Plaintiff, and LAMONICA L. HUGHES; is the Defendant. The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on January 8, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 34, UNIT 5, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE- HIGH ACRES, ACCORDING TO THE PLAT THEREOF ON	FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 18, PAGE 41, PUB- LIC RECORDS OF LEE COUN- TY, 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. 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 Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. WITNESS my hand and the seal of the court on 12/03/2025 CLERK OF THE COURT Kevin C. Karnes (SEAL) T Mann Deputy Clerk ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1221-17190B December 12, 19, 202525-04943L	

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO. 25-CA-003765 SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs. JOSEPH ORLANDINI, SHANNON ORLANDINI, MERSCHMAN MANAGEMENT, LLC, an Illinois limited liability company, WHITE SAND PROPERTIES OF FORT MYERS BEACH, LLC, a Florida limited liability company, 1209 COCONUT DRIVE, LLC, a Florida limited liability company and UNKNOWN TENANTS IN POSSESSION, Defendants. NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Fore- closure filed on the 8th day of Decem- ber, 2025, in Civil Action No. 2025- CA-003765, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which JOSEPH ORLANDINI, SHANNON ORLAND- INI, MERSCHMAN MANAGEMENT, LLC, an Illinois limited liability compa- ny, WHITE SAND PROPERTIES OF FORT MYERS BEACH, LLC, a Florida limited liability company, 1209 CO- CONUT DRIVE, LLC, a Florida lim- ited liability company and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Bank- ing Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 5th day of February, 2026 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the follow- ing described real property set forth in the Summary Final Judgment of Fore- closure in Lee County, Florida: Lot A and the Westerly 10 feet of Lot B, Palmer's Subdivision, according to the plat hereof, re- corded in Plat Book 9, Page(s) 114, of the Public Records of Lee County, Florida. 1209 Coconut Drive, Fort Myers, FL 33901 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 accor- dance with Florida Statutes, Section 45.031. Dated this 8 day of December, 2025. KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk M. Brian Cheffer, Attorney for Plaintiff, Cheffer & Hagan, P.A., 2120 McGregor Boulevard, Fort Myers, FL 33901, 239-334-1381 December 12, 19, 202525-04970L	NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case #: 24-CA-006093 DIVISION: H Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.- David D. Beers; Joyce L. Beers; Sabal Point at Verandah Neighborhood Association, Inc.; Verandah Community Association, Inc.; Verandah Development LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-006093 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and David D. Beers are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on February 5, 2026, the following described prop- erty as set forth in said Final Judgment, to-wit: LOT 8, BLOCK A, VERANDAH UNIT ELEVEN, ACCORDING TO THE PLAT THEREOF RE- CORDED AS INSTRUMENT NO. 2005000042225, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN- TEREST 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. 12/08/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright-Angad DEPUTY CLERK OF COURT Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 24-331686 FC01 RFT December 12, 19, 202525-04972L	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-004245 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BARCLAYS MORTGAGE LOAN TRUST 2024-NQM3, Plaintiff, vs. KIMBERLEE LANKFORD MEDICI; RIVERWALK COVE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclosure filed November 26, 2025 and entered in Case No. 25-CA-004245, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDI- VIDUAL CAPACITY BUT SOLELY AS	OWNER TRUSTEE OF BARCLAYS MORTGAGE LOAN TRUST 2024- NQM3 is Plaintiff and KIMBERLEE LANKFORD MEDICI; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; RIVERWALK COVE CONDOMINIUM ASSOCIA- TION, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on January 8, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 242, RIVERWALK COVE CONDOMINIUM, F/K/A HAR- BOUR CAY CONDOMINIUM, A CONDOMINIUM, ACCORD- ING TO THE DECLARA- TION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE 63, AND AMENDED AND RE-STATED DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 3060, PAGE	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File No. 25-CP-3451 Division: Probate IN RE: ESTATE OF JEAN ANN NEWCOMB A/K/A JEAN A. NEWCOMB Deceased. The administration of the estate of Jean Ann Newcomb a/k/a Jean A. Newcomb, deceased, whose date of death was September 15, 2025, 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 per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er 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 WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA File No.: 25-CP-001982 IN RE: The Estate of LAURA GUARNERI, Deceased. The administration of the estate of LAURA GUARNERI, deceased, whose date of death was October 3, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Ft. Myers, FL 33901. The names and addresses of the personal representative and the per- sonal representative's attorney are set forth below. All creditors of the decedent and oth- er 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 WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 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 December 12, 2025. PAUL KNUDSEN, Personal Representative PAUL KNUDSEN, Esquire KNUDSEN LAW, P.A. Attorney for Petitioner Florida Bar No. 91770 paul@klawtb.com 10863 Park Blvd., Suite 5 Seminole, FL 33772 Tel: 727-398-3600 December 12, 19, 202525-04981L	CASE NO.: 25-CA-003073 ACACIA LANE, LLC, Plaintiff, v. MAHABER BUDHOO, LLC, TRAV REAL ESTATE HOLDINGS, LLC, ABOVE GRADE BUILDERS, LLC, IMPACT CONSTRUCTION COMPANY, MAHABER BUDHOO, AND UNKNOWN TENANT, Defendants. NOTICE IS HEREBY GIVEN that pur- suant to a Consent Final Judgment of Mortgage Foreclosure entered on No- vember 26, 2025 in CASE NO. 25-CA- 003073 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein, the Parties are iden- tified as Plaintiff, ACACIA LANE, LLC against Defendants, MAHABER BUDHOO, LLC, TRAV REAL ESTATE HOLDINGS, LLC, ABOVE GRADE BUILDERS, LLC, IMPACT CON- STRUCTION COMPANY, MAHABER BUDHOO, AND UNKNOWN TEN- ANT that: The Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash by electronic sale beginning at 9:00 a.m. on February 26, 2026 at: WWW.LEE.REALFORECLOSE.COM. the following described real property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 13, PLAT OF UNIT 2 SECTION 2, TWP. 45 S., RGE. 27 E., A SUBDIVISION OF LEHIGH ACRES, ACCORD- ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 189, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 1006 ASTHER STREET E., LEHIGH ACRES, FLORIDA 33974 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. DATED THIS 8 day of December 2025. 12/08/2025 Kevin C. Karnes Clerk of Court (SEAL) N Wright-Angad William A. Treco, Esquire Treppe Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 954-565-3231 william@trepptreco.com Florida bar No: 89409 December 12, 19, 202525-04979L	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2024-CA-005725 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. PEDRO Y. MALAGON CASTRO, et al., Defendants. NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on January 8, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the high- est and best bidder for cash, the follow- ing described property situated in Lee County, Florida, to wit: Lots 7 and 8, Block 85, PLAT OF UNIT 15, SECTION 1, TWP. 45 S, RGE. 27 E., A SUBDIVISION OF LEHIGH ACRES, according to the plat thereof, as recorded in Plat Book 15, Page 184, of the Public Records of Lee County, Florida. Property Address: 242 Nebraska Avenue, Lehigh Acres, FL 33974 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth 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 before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be enti- tled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. WITNESS my hand and official seal of this Honorable Court this day of 12/09/2025, Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com December 12, 19, 202525-04985L	3002, AS MAY BE FURTHER AMENDED AND CONDO- MINIUM PLAT BOOK 3, PAGE 137, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this day of 12/09/2025. KEVIN C. KARNES As Clerk of said Court (SEAL) By N Wright-Angad As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-01186 SM, LLC V6.20190626 December 12, 19, 202525-04989L	

SECOND INSERTION		
IN FLORIDA STATUTES SEC- TION 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 December 12, 2025. Personal Representative: Julie M. Hengle 328 Nightwind Drive Maineville, Ohio 45039 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net December 12, 19, 202525-04990L		

--- TAX DEEDS ---

THIRD INSERTION

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

Tax Deed #:2025001824
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 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: 23-23937
Year of Issuance 2023 Description of Property LOT 22, BLOCK 1, MORSE SHORES, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 84 AND 85 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-25-03-00001.0220
Names in which assessed: CORTLAND R. DRAPER, CORTLAND R. DRAPER, DAVID J FORSYTHE, DAVID J. FORSYTHE

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04861L

THIRD INSERTION

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

Tax Deed #:2025001776
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 15-693
Year of Issuance 2022 Description of Property LOT 4, BLOCK 270, UNIT 43, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 66, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-08-00270.0040
Names in which assessed: BERTHA M JAMES, WILLIAM T JAMES

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04836L

THIRD INSERTION

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

Tax Deed #:2025002121
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-10466
Year of Issuance 2023 Description of Property LOT 1, BLOCK 6, UNIT1, SECTION 21, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, 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 37, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 21-44-26-04-00006.0010
Names in which assessed: GLENN L PUCKETT, GLENN L. PUCKETT, MARSHA PUCKETT

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04850L

THIRD INSERTION

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

Tax Deed #:2025002107
NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED PARTY 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: 23-24322
Year of Issuance 2023 Description of Property LOTS 58 AND 59, BLOCK 19, UNIT 2, FORT MYERS SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 7 THROUGH 9, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 30-43-26-02-00019.0580
Names in which assessed: ANNETTE JOHNSON REVOCABLE TRUST DATED SEPTEMBER 27, 2007

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04863L

THIRD INSERTION

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

Tax Deed #:2025002115
NOTICE IS HEREBY GIVEN that ARJ N COMPANY 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: 23-09216
Year of Issuance 2023 Description of Property LOT 6, BLOCK 7, UNIT 1, SECTION 2, 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 15, PAGE 59, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 02-44-26-01-00007.0060
Names in which assessed: R E SANTOS, ROSA ELENA SANTOS

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04849L

THIRD INSERTION

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

Tax Deed #:2025002126
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-22832
Year of Issuance 2023 Description of Property UNIT 32, BUILDING 8, OF COURTYARDS OF CAPE CORAL SOUTH, PHASE II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1551, PAGE 1255, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS
Strap Number 15-45-23-C1-01408.0320
Names in which assessed: JUAN J. LASTRA, NANCY LASTRA

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04856L

THIRD INSERTION

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

Tax Deed #:2025001775
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 15-662
Year of Issuance 2022 Description of Property LOT 16, BLOCK 244, UNIT 38, GREENBRIAR, SECTIONS 5,6,7 AND 8, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 60, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-06-00244.0160
Names in which assessed: ZER-GREEN, INC.

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04835L

THIRD INSERTION

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

Tax Deed #:2025002122
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-00159
Year of Issuance 2023 Description of Property LOT(S) 57 AND 58, BLOCK 5432, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE(S) 12 TO 29, INCLUSIVE, THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C4-05432.0570
Names in which assessed: ARISTIDES FURCNES, ARISTIDES FURONES, MARIA CHACON, MARIA J CHACON, MARIA J. CHACON

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04837L

THIRD INSERTION

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

Tax Deed #:2025002069
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY 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: 23-23819
Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN BOAT SLIP 1, OF ROYAL PELICAN BOATING ASSOCIATION, A CO-OPERATIVE, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 2733, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO. Strap Number 03-47-24-W1-05800.0010
Names in which assessed: BETTY A CRAWFIS, DAWN BENGSTON, DAWN BENGTON, MICHAEL BENGSTON, MICHAEL BENGTON

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04860L

THIRD INSERTION

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

Tax Deed #:2025002129
NOTICE IS HEREBY GIVEN that CHRISTOPHER O. STEWART QUIET STORM 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: 23-01835
Year of Issuance 2023 Description of Property LOTS 45 AND 46, BLOCK 2654A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654. A450
Names in which assessed: TISSA TRUST

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04843L

THIRD INSERTION

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

Tax Deed #:2025002119
NOTICE IS HEREBY GIVEN that MTR Group LLC David E Moore 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: 23-02609
Year of Issuance 2023 Description of Property LOT 41, BLOCK 3726, UNIT 51, CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 2-16 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 09-44-23-C3-03726.0410
Names in which assessed: ESTATE OF PASCHAL J BATTISTA, PATRICIA ANN WHIPKEY, RICHARD JOHN BATTISTA

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04844L

THIRD INSERTION

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

Tax Deed #:2025002025
NOTICE IS HEREBY GIVEN that Ide Technologies Inc 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: 23-07851
Year of Issuance 2023 Description of Property UNIT 202, BUILDING 28, VILLAS AT VENEZIA CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED UNDER CLERK'S FILE NUMBER 2006000342945 AND AS AMENDED IN CLERK'S FILE NUMBER 2017000145218, AND ALL AMENDMENTS THERETO, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-44-25-P4-02628.0202
Names in which assessed: KAILA PAVAN DESIGN LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04847L

THIRD INSERTION

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

Tax Deed #:2025002125
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-00836
Year of Issuance 2023 Description of Property LOTS 47 AND 48, BLOCK 2998, UNIT 43, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 48-57, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 27-43-23-C3-02998.0470
Names in which assessed: ROSITA D SANCHEZ, ROSITA D. SANCHEZ

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04840L

THIRD INSERTION

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

Tax Deed #:2025002131
NOTICE IS HEREBY GIVEN that MIRKO KAUTZ GERMAN OWLS, 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: 23-00269
Year of Issuance 2023 Description of Property LOTS 1, 2 AND 3, BLOCK 5279, CAPE CORAL UNIT 82, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 113 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-22-C2-05279.0010
Names in which assessed: APS ADVISORS GROUP LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04838L

THIRD INSERTION

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

Tax Deed #:2025002109
NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 23-23090
Year of Issuance 2023 Description of Property A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36, THENCE SOUTH 89- ∞ 21'53" EAST ALONG THE SOUTH LINE OF SAID FRACTION FOR 1329.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTH-EAST 1/4 OF SAID SECTION 36, THENCE SOUTH 89- ∞ 19'42" EAST ALONG THE SOUTH LINE OF SAID FRACTION FOR 1327.93 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 00- ∞ 16'34" EAST ALONG THE SAID LINE OF SAID SECTION 36 FOR 2332.41 FEET; THENCE SOUTH 55- ∞ 43'01" WEST FOR 341.63 FEET; THENCE NORTH 33- ∞ 34'12" WEST FOR 315.00 FEET; THENCE SOUTH 55- ∞ 43'01" WEST FOR 210.00 FEET; THENCE SOUTH 33- ∞ 34'12 " EAST FOR 315.00 FEET; THENCE SOUTH 55- ∞ 43'01" WEST

THIRD INSERTION

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

Tax Deed #:2025002130
NOTICE IS HEREBY GIVEN that CHRISTOPHER O. STEWART QUIET STORM 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: 23-01578
Year of Issuance 2023 Description of Property LOTS 29 - 30, BLOCK 2714A, UNIT 39, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 142-154, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 35-43-23-C4-02714.A290
Names in which assessed: DIANE WYATT, JOHN CLARK

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04841L

THIRD INSERTION

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

Tax Deed #:2025002127
NOTICE IS HEREBY GIVEN that AVK REAL ESTATE 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: 23-00591
Year of Issuance 2023 Description of Property LOT 56, BLOCK 2327A, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 112 TO 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.A560
Names in which assessed: GAVIN GARTH GOWIE, GAVIN GOWIE

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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
December 5, 12, 19, 26, 2025

25-04839L