

Public Notices

Business
Observer

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JANUARY 9 - JANUARY 15, 2026

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

0041 - Washington, Susana; 0061 - Doerr, Samantha; 0096 - Davidson, Chuck; 0122 - Franklin, Patricia; 0142 - Black, Tyrone; 0192 - Perryman, Sharne; 0207 - Rose-Swan, Pamela; 0228 - TELLEZ, STEPHANY; 0235 - Zero The Hero THEHERO, Zero; 0237 - Mcknight-Simms, Velisicia; 0329 - Ravencrest, Winter; 0389 - III, William Campos; 0475 - Capuci, Luiza; 0477 - kelly, Chelsea; 0614 - Roper, Davonte; 0622 - Reich, Jon; 0705 - Muhammad, Nura Bintu; 0730 - Snowden, Emilie; 0754 - London, Diana; 0766 - Mitchell, Reuben; 0961 - Gilmore, Nico; 0969 - Jones, Braxton; 1018 - Terry Winter Auto Service Center Smith, AJ; 1068 - Henry, Reinaldo; 1323 - Edwards Jr., Wade; 1380 - Wilson, Chavone; 1386 - Cohane, Jacqueline; 1391 - Paulino, Ruth; 1409 - hanley, Patrick; 1442 - Huggins, Mary; 1453 - Robinson, Tasha

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

0006G - Lippert, Christopher; 0029 - Drago, Jo Ann; 0081D - Vassilopoulos, Nicholas; 0105E - Taylor, Nicholas; 0132 - Danielson, Jay; 0210E - Gulotta, Diana; 1055 - Anderson, Scott; 1063 - Rough, Carolann; 1076 - anderson, william; 1164 - Porto, Anthony; 1168 - TONGE, SALOME; 1181 - Henderson, Camerin; 4006G - Suerth, Lisa

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

018 - GOMO LLC Laguerre, Zehara L.; 094 - watson, antonetta; 098 - Boutell, Jess; 102 - Sells, Alisia; 115 - Forrest Jr., Wayne; 143 - Dutton, Kimberlee; 156 - Cannady, John; 160 - Reinhardt, Angela; 164 - Cintora, Christopher; 217 - Dunn, Vickie; 267 - Dutton, Kimberlee; 398 - Bordeaux, April; 481 - Roberts, Kennisha; 506 - palmer, Christopher; 518 - Mason, Collette; 551 - Belinato, Weslei

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

A145 - Clifton, Olivia; A170 - Gutierrez, Nubia; A209 - Platt-Summersgill, Sheila; A221 - Irving, Timothy Kenneth; A224 - Platt-Summersgill, Sheila; A287 - Perry, Tracy; B380 - Platt-Summersgill, Sheila; C406 - Young, Lakeysia; C427 - Platt-Summersgill, Sheila; C454 - Bustamante, Maria; D509 - Rexroat, Bryan; D514 - Platt-Summersgill, Sheila; D55276 - Fowler, Alexandra; E595 - Forthwright Construction Good, Jeff; E611 - Orozco, Leeandra; E637 - Meagher, Justin; P035 - Grove, David

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

1098 - Haggerty, James; 2017 - Roberts, Indya; 2063 - Kern, Amanda; 2076 - McNulty, Erin; 2216 - Davina Automotive Group Paul, David; 3041 - Jones, Callie; 3117 - Sherwood, Darren; 3119 - Lev, Dean; 3207 - Landis, Deanna

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

B008 - J&I Remodeling and painting Rodriguez, Lester; B012 - Netlogix Construction Development Noboa, Juan; B058 - Bessard, Jimmy; B060 - Roberts, Kelly; B074 - Burrel, Paula; C042 - Signature service diesel LLC Saint-Preux, Julie; D023 - Nielsen, KRISTINA; D024 - Lugo cardenas, manuel; D039 - Raulerson, Yulia; D059 - Pacheco, Noe; E011 - ESPINOZA, Emir; E047 - Vargas, Tania; E064 - bean, Seth; F008 - Olsen, Patty; F035 - Martin, Russell; F041 - Rodriguez, Adrian; F056 - Olibo, Jerry; G012 - Nelson, Mika; G014 - silvi, Silvi; G017 - Nicholas, Nelson; H015 - Raco, Morgan; H017 - Gilbert, Tara; H020 - Henry, Phillip; H041 - Gloster, Christopher

PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

1098 - Haggerty, James; 2017 - Roberts, Indya; 2063 - Kern, Amanda; 2076 - McNulty, Erin; 2216 - Davina Automotive Group Paul, David; 3041 - Jones, Callie; 3117 - Sherwood, Darren; 3119 - Lev, Dean; 3207 - Landis, Deanna

PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200

Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

1073 - Ortiz, Wilfredo; 1083 - Donaldson, Levi; 1109 - Petito, Dale; 1113 - Suthard, Frances; 1117 - Benson, Andy; 1133 - Volmy, Robenson; 2017 - Ferrell, Falaysheia; 2045 - Gurses, Wayne; 2064 - Taylor-Evariste, Barbara; 2168 - Munger, Robert; 2176 - Quiroz Teran, Fernando; 2217 - Taylor-Evariste, Barbara; 2220 - Doerr, Robert; 3003 - Brown, Chelsea; 3013 - Caraballo, Christian; 3085 - O'Neill-Boisvert, Stephenie; 3102 - Gonzalez, Brian; 3142 - Mowbray, Carolyn; 3156 - Black, Christopher; 3182 - ortiz, Shannon; 3206 - Barreiro, Jose; 3231 - Taylor, Lindsay; 3238 - Messina, Ariel; 4000 - Villacorta Palacios, Elmer; 4006 - weger, Joseph

PUBLIC STORAGE # 77904, 1607 Diplomat Pkwy E, Cape Coral, FL 33909, (239) 785-2923

Time: 01:15 PM

Sale to be held at www.storagetreasures.com.

2171 - Harkins, Deanne; 2179 - Curnea, Jennifer
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

January 9, 16, 2026

26-00127L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 27, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

1043 - Hernandez, Gabrielle; 1076 - White, Davonte; 1092 - plasecncia, orestes; 1174 - jean, Franklin; 1235 - llc, Nouvo; 1276 - Ward, Martha; 2035 - pascual, trevino; 2038 - Carmona, Abel; 2120 - Parker, Noah; 2139 - Winslow, Lucas; 2141 - Bryan, Mashairi; 2175 - zielinski, Cameron; 2182 - Fleming, Desiree A; 2187 - Diaz, Lillian; 2228 - MCDONALD, RAMLA ODE; 2253 - Cardenas, Jocelyn; 2269 - Rivera, Gloria; 2309 - James, Patricia; 3045 - tatlock, Ashlee; 3056 - Roberts, Duwayne; 3065 - Canales-Lucio, Eva; 3078 - Rarie, Shannley; 3080 - Izidor, Paulo; 3097 - Stanek, Jessica; 3101 - Perry, Dallas; 3102 - Buck, Kathy; 3126 - Pierre, Destiney; 3128 - Lee, Angela; 3135 - shupe, Derek; 3137 - Regis, Cherie; 3149 - Taber, Benjamin; 3179 - Rosario, Angel; 3210 - Dunkley, Neckesha; 3221 - burdine, Katie; 3237 - Guzman, Nicholas; 3273 - SCHUBERT, DIANE M; 3284 - jimenez, Carlos; 3288 - Bornelus, Roselande

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

1018 - Parker, Hildette; 1024 - Allen, Jordan; 1057 - Fink, Travis; 1089 - Morales, Edgar; 1115 - Spanulo, Jillian; 1133 - Morales, Edgar; 1137 - Scott, Jordan; 1153 - Gomes, Joao; 1175 - Ruilova, Jesus; 1202 - Peralta, Jessenia; 1501 - Weaver, Kelli; 2017 - Schulte, Kevin; 2033 - perry, Jaylen; 2041 - Black, Cashari; 2055 - Jesters, James; 2057 - Johnson, Jeffrey; 2075 - Heater, Debra; 2084 - Owens, Trellany; 2115 - Heater, Debra; 2176 - Marcellus, Jackinson; 2185 - Simeon, Catheline; 2231 - Zamora, Justin; 2241 - Maxwell, Perdita; 2289 - Beaver, Krisa; 2307 - Sukhu, Alana; 2321 - Pacheco, Carolina; 2323 - Plutin, Noraylis; 2365 - Duversaint, Rose Leinova

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

January 9, 16, 2026

26-00128L

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County
name from the menu option

or email legal@businessobserverfl.com

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

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Business
Observer

PAGES 21-40

JANUARY 9 - JANUARY 15, 2026

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors (Board) of the MOODY RIVER ESTATES Community Development District (CDD) will take place on Thursday, January 15, 2026 at 1:00 p.m. at the Clubhouse at Moody River Estates, 3050 Moody River Boulevard, North Fort Myers, Florida 33903.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda may be obtained on the District's Website 7 days in advance of the meeting at moodyrivercdd.net or by telephone or e-mail from the offices of the District Manager, c/o Premier District Management ("District Manager's Office") during normal business hours: 239-690-7100; cteague@cdmanagement.com. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

There may be occasions when Board Supervisors or District staff may participate by speaker telephone or other remote communications technologies. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that such person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Calvin Teague
District Manager
January 9, 2026

26-00134L

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-009009

IN RE: The Marriage of
Chelsea Marie Pettis
Petitioner
and

Talmadge Joseph Thomas
Respondent

TO: Talmadge Joseph Thomas
3038 Canary Lane, Midlothian, Texas
76065

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 Chelsea Marie Pettis whose address is 4926 Sailboat Drive, Fort Lauderdale, Florida 33312 on or before January 26, 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.

--- PUBLIC SALES ---

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-009190

IN RE: The Marriage of Jenna Marie Jameson
Petitioner
and
Jessica Nicole Lawless
Respondent
TO: Jessica Nicole Lawless
244 Silver Castle Street, Las Vegas, Nevada 89144

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 Jenna Marie Jameson whose address is 14105 SW 288th, Homestead, Florida 33033 on or before February 2, 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: 12/24/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: J Collins
Deputy Clerk
January 9, 16, 23, 30, 2026
26-00152L

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 Therelete FL located at 18070 S. Tamiami Trail, Unit 6 (#106) in the City of Fort Myers, Lee, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of January, 2026
Kyle Sellers
January 9, 2026 26-00142L

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 ADVANTAGE WINDOW FILMS located at 17678 Sabal Palm Drive in the City of North Fort Myers, Lee, FL 33917 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of December, 2025
Marc J. Peterson
January 9, 2026 26-00140L

FIRST INSERTION

NOTICE OF PUBLIC SALE

at
The Lock Up Self Storage
5500 Timmers Lane
Lehigh Acres FL 33971

Will sell the contents of the following units to satisfy a lien to the highest bidder on January 28, 2026 by 10:00 am at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

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 Peril Shield Insurance located at 4117 SW 6th Place in the City of CAPE CORAL, Lee, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of January, 2026
Advisor Synergies LLC
Richard Pascual
January 9, 2026 26-00182L

--- PUBLIC SALES ---

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-009097

IN RE: The Marriage of Patricia Elizabeth Rodriguez
Petitioner
and
William Sebastian Alvarez
Respondent
TO: William Sebastian Alvarez
1529 Timber Ridge Avenue, Leesville, Louisiana 71446-9449

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 Patricia Elizabeth Rodriguez whose address is 251 Willow Bend Drive, Davenport, Florida 33897 on or before February 2, 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: 12/22/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: J Collins
Deputy Clerk
January 9, 16, 23, 30, 2026
26-00148L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Lee Health System Inc., 3500 Health Ctr Blvd, Ste 2120, Bonita Sprgs, FL 34125, desiring to engage in business under the fictitious name of LPG BEHAVIORAL HEALTH CLINIC AT BONITA HEALTH CENTER, 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.

Dated this 4th day of January, 2026
Kyle Sellers
January 9, 2026 26-00137L

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO

SECTION 865.09, FLORIDA

STATUTES

NOTICE IS HEREBY GIVEN that Luis Moreno will engage in business under the fictitious name LUIS ENTERPRISES, with a physical address 27200 Jackson Ave Fort Myers, Florida 33967, with a mailing address 7510 Mellon Rd Fort Myers, Florida 33967, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

Dated this 9th day of January, 2026
January 9, 2026 26-00138L

LEE COUNTY

--- PUBLIC SALES ---

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 CHEEKS TIKI BAR AND GRILLE located at 3448 MARINATOWN LN in the City of N FT MYERS, Lee, FL 33903 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of January, 2026
DEN ENTERTAINMENT LLC
DANIEL CLARKSTON
January 9, 2026 26-00170L

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-003860

IN RE: ESTATE OF

RICHARD T. PULEO,

Deceased.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3250
Division: Probate
IN RE: ESTATE OF
JOSEPH DONALD PREDNI

Deceased.

The administration of the estate of JOSEPH DONALD PREDNI, deceased, whose date of death was May 23, 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. 732.221, 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 January 9, 2026.

Personal Representative:

LOGAN PREDNI

2002 Waverly Ln

Algonquin, Illinois 60102

Attorney for Personal Representative:
ALAN M. CELEJ, ESQ

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

January 9, 16, 2026 26-00144L

--- ESTATE ---

FIRST INSERTION

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

Case No.: 36-2025-CP-003903

Probate Division

IN RE: THE ESTATE OF

DORIS MCCARTY

Deceased.

The administration of the estate of DORIS MCCARTY, deceased, whose date of death was July 13, 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, 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.

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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ON THEM.

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 January 9, 2026.

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 January 9, 2026.

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 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.

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.

FIRST INSERTION

NOTICE TO CREDITORS

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

File No. 362025CP-003307A001CH

Probate Division

IN RE: ESTATE OF

HARVEY LEE HAMILTON, SR.,

Deceased.

The administration of the estate of HARVEY LEE HAMILTON, SR., deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the

--- ACTIONS / SALES ---

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-005277

HARBOURVIEW VILLAS AT
SOUTH SEAS RESORT
CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit
corporation,
Plaintiff, vs.
THOMAS H. MCDONALD, JR.,
Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on January 29, 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. 20, Parcel No. 983, HARBOURVIEW VILLAS AT SOUTH SEAS RESORT, a Condominium ("Condominium"), together with all appurtenances thereto according to the Declaration of Condominium thereof, as recorded in Official Records Book 4202 at Page 3254, of the Public Records of Lee County, Florida, and 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 day of 12/30/2025,

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

Michael J. Belle, Esquire
Attorney for Plaintiff
2346 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com
49505 / 18-80281
January 9, 16, 2026 26-00149L

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-006766

CASA YBEL BEACH AND
RACQUET CLUB CONDOMINIUM
ASSOCIATION, INC., a Florida
non-profit corporation,
Plaintiff, vs.
CAROL NOEL PONSOLE,
WILLIAM L. MCCULLA AND
DOROTHY S. MCCULLA,
Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on January 29, 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. 37, in Condominium Parcel No. 221, of CASA YBEL BEACH AND RACQUET CLUB, PHASE G, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1478, Page 2171, in the Public Records of Lee County, Florida.

A/K/A UNIT 221G, WEEK 37
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 01/05/2026

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

Michael J. Belle, Esquire
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-006244-1
January 9, 16, 2026 26-00151L

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE
SALE**

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

CIRCUIT CIVIL DIVISION

CASE NO. 24-CA-007368

PALE HORSE REALTY, LLC
Plaintiff(s), vs.
GLORIA QUINTANILLA A/K/A
GLORIA BELTRAN; THE
UNKNOWN SPOUSE OF GLORIA
QUINTANILLA A/K/A GLORIA
BELTRAN; THE UNKNOWN
TENANT IN POSSESSION
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on December 29, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash 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:

LOT 3, BLOCK 43, UNIT 5,
SECTION 13, TOWNSHIP 44
SOUTH, RANGE 26 EAST,
LEHIGH ACRES, A SUBDIVISION
ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 15, PAGE 62,
PUBLIC RECORDS OF LEE
COUNTY, FLORIDA.
Property address: 4604 Hanna
Avenue North, 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 before the clerk reports the surplus as unclaimed.

Kevin Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: T Mann
Deputy Clerk

Padgett Law Group,
Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-006244-1
January 9, 16, 2026 26-00158L

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-006817

CASA YBEL BEACH AND
RACQUET CLUB, PHASE I-J-K,
CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit
corporation,
Plaintiff, vs.
THOMAS A. CROSE AND DESSA
M. CROSE,
Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on January 29, 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. 41, in Condominium Parcel No. 162, of CASA YBEL BEACH AND RACQUET CLUB, PHASE I-J-K, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1566, Page 2305, in the Public Records of Lee County, Florida.

A/K/A UNIT 1621, WEEK 41
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 12/30/2025

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
50234 / 14-77652
January 9, 16, 2026 26-00150L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003575
IN RE: ESTATE OF

LEONARD JAMES BONANDER,
Deceased.
The administration of the estate of LEONARD JAMES BONANDER, deceased, whose date of death was May 7, 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: January 9, 2026.

LEONARD NAPOLEON
BONANDER

Personal Representative

PO Box 583
Sandstone, MN 55072

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@hnhanlaw.com

Secondary Email:

jrivera@hnhanlaw.com

January 9, 16, 2026 26-00173L

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003783
Division Probate

IN RE: ESTATE OF
LUELLA SMITH aka
LUELLA C. SMITH,

Deceased.

The administration of the estate of LUELLA SMITH aka LUELLA C. SMITH, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., 2nd Floor, Fort Myers, FL 33901. The name and address 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.

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
#20286

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

CASE No. 24-CA-005940

PHH MORTGAGE
CORPORATION,

PLAINTIFF, VS.

BEVERLY A. LONDONA A/K/A
BEVERLY LONDONO, ET AL.

DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 30, 2025, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on February 26, 2026, at 09:00 AM, at www.lee.realforeclose.com for the following described property:

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.

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.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Date: 01/05/2026
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: N Wright-Angad
Deputy Clerk of the Court

Prepared by:
Tromberg, Miller, Morris & Partners,
PLLC
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Our Case #: 24-001153/24-CA-005940
/PHH

January 9, 16, 2026 26-00156L

FIRST INSERTION

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

CASE NO.: 25-CA-005040

VILLAGE CAPITAL &

INVESTMENT LLC,

Plaintiff, vs.

JAMES MILLARD JONES;
SAN MATEO LEE COUNTY
HOMEOWNERS ASSOCIATION,
LLC; THE ADMINISTRATOR
OF THE U.S. SMALL BUSINESS
ADMINISTRATION AN AGENCY
OF THE GOVERNMENT OF THE
UNITED STATES OF AMERICA;

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO: 25-CA-5754

THOMAS J. FOLEY and KARMEN L. MCGILL, Plaintiffs, v. SWFL CONTRACTING, LLC, a Florida limited liability company, BRANDON ANDERSON, an individual, and CLINT WAYNE GREEN, an individual, Defendants.

TO THE DEFENDANTS: SWFL CONTRACTING, LLC and BRANDON ANDERSON.

YOU ARE HEREBY NOTIFIED that an action for Breach of Contract, Unlicensed Contracting, Fraud in the Inducement, Civil Conspiracy, has been filed against you in Lee County, Florida.

The last known address for Defendant is:

1. SWFL CONTRACTING, LLC: 3801 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916.
2. BRANDON ANDERSON: 3726 TARECO ST, FT. MYERS, FL 33905

YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Lee County Justice Complex Center, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, on or before February 17, 2026. If you fail to do so, 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 at Lee County, Florida, this 07 day of January, 2026.

Kevin C. Karnes
Clerk of Circuit Court
(SEAL) By: K Shoap

Irina Prell, Esq.,
3729 Chiquita Blvd. S.,
Cape Coral, FL 33914,
Tel. (239) 231-2222,
email: Irina@spearinglaw.com,
Vanessa@spearinglaw.com
January 9, 16, 23, 30, 2026

26-00187L

FIRST INSERTION

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

File No. 25-CP-003809

IN RE: ESTATE OF

MICHAEL NAPLES,

Deceased.

The administration of the estate of MICHAEL NAPLES, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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. 732.221, 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 DECEDED'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 9, 2026.

Personal Representative:

CARA NAPLES

3417 Winkler Ave, Unit 610

Fort Myers, FL 33916

Attorney for Personal Representative:

Gregory J Nussbickel

E-Mail Addresses:

greg@will.estate

christine@will.estate

Florida Bar No. 0580643

The Nussbickel Law Firm P.A.

12487 Brantley Commons Court

Fort Myers, FL 33907

Telephone: (239)900-9455

January 9, 16, 2026

26-00186L

FIRST INSERTION

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a Regular Meeting on January 21, 2026 at 9:00 a.m., in the Garden Room, 15755 Corso Mediterra Circle, Naples, Florida 34110.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://mediterraeccd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
January 9, 2026

26-00195L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION

CASE NO. 25-CA-001920

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7,

Plaintiff, vs.

MARIANNE HERRERA; UNKNOWN SPOUSE OF MARIANNE HERRERA; ISAAC DIAZ; UNKNOWN SPOUSE OF ISAAC DIAZ; PREFERRED CREDIT, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure filed December 8, 2025 and entered in Case No. 25-CA-001920, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7 is Plaintiff and MARIANNE HERRERA; UNKNOWN SPOUSE OF MARIANNE HERRERA; ISAAC DIAZ; UNKNOWN SPOUSE OF ISAAC DIAZ; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; PREFERRED CREDIT, INC.

IT, 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 February 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 57 AND 58, BLOCK 3937, CAPE CORAL UNIT 54, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

Dated this day of 01/07/2026

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.: 25-00421 SM, LLC
V6.20190626
January 9, 16, 2026 26-00193L

FIRST INSERTION

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

CASE NO.: 25-CA-004663

FREEDOM MORTGAGE CORPORATION

PLAINTIFF, vs.

AMANDA TECKENBROCK AND RODNEY TECKENBROCK, ET AL., DEFENDANT(S).

TO: Unknown Tenant in Possession of the Subject Property

Last Known Address: 567 Chamonix Ave S, Lehigh Acres, FL 33974

Current Residence: UNKNOWN

TO: Amanda Teckenbrock

Last Known Address: 567 Chamonix Ave S, Lehigh Acres, FL 33974

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 204 Wellington Ave Lehigh Acres FL 33936

Current Residence: UNKNOWN

TO: Amanda Teckenbrock

Last Known Address: 204 Wellington Ave Lehigh Acres FL 33936

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6016 Terry Ave N Lehigh Acres FL 33971

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

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Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

Last Known Address: 6342 Creek View LN Fishers IN 46038

Current Residence: UNKNOWN

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE
20th JUDICIAL CIRCUIT IN AND
FOR LUCIE COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.: 2025-CA-00617

U-HAUL CO. OF FLORIDA a
Florida Corporation AND U-HAUL
CO. OF ARIZONA, an Arizona
Corporation
Petitioners, vs.
JA'BARI WILLIAMS
JESSY DORMEUS
XAVIER HARRIS
MERSON BERNADEL
Respondent.

To the following Defendant:

1) JA'BARI WILLIAMS
Last Known Address: 2424 JACKSON
STREET, #114,
FORT MYERS, FLORIDA 33901

YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on or about May 10, 2025 in Cape Coral, Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 201 Alhambra Circle, Suite 410, Coral Gables, Florida 33134 on or before February 17, 2026 of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

This notice is provided pursuant to Administrative Order No. 07-97-32-05

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 07 day of January, 2026.

Kevin C. Karnes
Clerk of the Court
(SEAL) By K Shoap

As Deputy Clerk

January 9, 16, 23, 30, 2026

26-00196L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

CIVIL DIVISION

CASE NO. 25-CA-003514

LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, vs.

JAY C. MILLER; UNKNOWN
SPOUSE OF JAY C. MILLER;

UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed December 9, 2025 and entered in Case No. 25-CA-003514, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JAY C. MILLER; UNKNOWN SPOUSE OF JAY C. MILLER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 February 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK J, PINE ISLAND CENTER - UNIT 3,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10,
PAGE 108, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

Dated this day of 01/07/2026

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@kahaneadassociates.com
File No.: 25-00800 NML
V6.20190626
V4.20190425

January 9, 16, 2026

26-00194L

FOURTH INSERTION

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

CIVIL ACTION
Case No. 25-CC-002629
Civil Division

Landlord/Tenant Action

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.

TO: Defendant, JOHN ALAN BABCOCK

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:

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

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.

DATED on December 10, 2025

Kevin C. Karnes
Clerk of the Court, Lee County
(SEAL) By: K Harris

Deputy Clerk

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

THIRD INSERTION

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,
Deeseees, 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, Deeseees,
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,
Deeseees, 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, Deeseees, Grantees,
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,
Deeseees, 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, Deeseees,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties
claiming interest by, through,
under or against the Estate of
George Edward Wallace, Deceased;
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Wayne Wallace; Gary Wallace;
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and Unknown Heirs, Deeseees,
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, Deeseees, Grantees,
Lienors, Creditors, Trustees, and all
other parties

--- ESTATE ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT/COUNTY COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR LEE
COUNTY, FLORIDA CIVIL ACTION
IN AND FOR LEE COUNTY, STATE
OF FLORIDA
CIVIL DIVISION
Case No.: 25-CA-003933

SUSAN A. STOCKMANN,
Plaintiff, vs.

ROBERT D. KASPER, CHERYL
M. KASPER, PALMETTO PINE
ESTATES HOMEOWNERS
ASSOCIATION, INC., and CITY OF
CAPE CORAL,
Defendant(s).

TO: ROBERT D. KASPER

917 Palmetto Point Cir

Cape Coral, FL 33991

YOU ARE NOTIFIED that an ACTION OF FORECLOSURE regarding the following property:

Lot 20, Block 7006, PALMETTO PINE ESTATES, according to the map or Plat thereof as recorded in Plat Book 79, Pages 1 and 2 of the Public Records of Lee County, Florida.

STRAP:

27-44-23-C3-00700.0200

Folio #: 10493325

Street Address: 917 Palmetto Point Cir., Cape Coral, FL 33991 has been filed against you and you are required to serve a copy of your written defenses on or within 30 days from first date of publication of the notice, if any, to it on ROSS M. MABERY, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tampa, Florida 33609, 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.

DATED on December 30, 2025.

Kevin C. Karnes
CLERK OF COURT
(SEAL) By: K Shoap
As Deputy Clerk

ROSS M. MABERY, Esquire,
Plaintiff's attorney,
3400 W. Kennedy Boulevard,
Tampa, Florida 33609
January 2, 2026 26-00121L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-3641
Probate

IN RE: THE ESTATE OF
MICHAEL JAMES HECHT SR.
Deceased.

The administration of the estate of Michael James Hecht, Sr., deceased, File Number 2025-CP-3641, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is January 2, 2026.

Brian McNamara
Personal Representative

/s/ Jeffry Perlow
Jeffry S. Perlow, Esq.
Attorney for Personal Representative
Florida Bar No.: 354759
5425 Park Central Court
Naples, Florida 34109
(239) 514-2910
jeffperlow@hotmail.com
January 2, 2026 26-00114L

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-002974

IN RE: ESTATE OF

ROBERT EDMOND LAWHON,
Deceased.

The administration of the Estate of Robert Edmond Lawhon, deceased, whose date of death was May 26, 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. 732.221, 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 732.702 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 January 2, 2026.

Personal Representative:

DocuSigned by: Cassidy Johnson
19031 Evergreen Road
Fort Myers, Florida 33967

Attorney for Personal Representative:

/s/ Lisa Curia George
Florida Bar Number: 1033829

Hagen Law Firm

5290 Summerlin Commons Way,

Suite 1003

Fort Myers, FL 33907

Telephone: (239) 275-0808

Fax: (239) 275-3313

E-Mail: lisa@mikehagen.com

Secondary E-Mail:

pat@mikehagen.com

January 2, 2026 26-00115L

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.: 24-CA-000173

U.S. BANK NATIONAL
ASSOCIATION,

Plaintiff, vs.

JOHN P. KATZ A/K/A JOHN
PATRICK KATZ; UNKNOWN
SPOUSE OF JOHN P. KATZ A/K/A
JOHN PATRICK KATZ; WENDY
KATZ A/K/A WENDY CAROLINE
BASTOS A/K/A WENDY C. KATZ
A/K/A WENDY CAROLINE
FESSLER; 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.real foreclose.com at, 9:00 AM on the 22 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 32 AND 33, BLOCK
2771, CAPE CORAL UNIT 40,
A SUBDIVISION ACCORDING
TO THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 17,
PAGES 81 THROUGH 97, IN

THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 3209
NW 2ND PL, CAPE CORAL, FL
33993

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 12/30/2025

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

23-02644

January 2, 9, 2026 26-00108L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-002286

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE OF

THE LB-FLAT SERIES VI TRUST,

Plaintiff, v.

ALL UNKNOWN HEIRS,

BENEFICIARIES, LEGATEES,

DEVISEES, PERSONAL

REPRESENTATIVES, CREDITORS

AND ANY OTHER PERSON

CLAIMING BY, THROUGH,

UNDER OR AGAINST JOHN F.

FELDMANN, DECEASED; et al

Defendant(s).

To the following Defendant(s):

ALL UNKNOWN HEIRS,

BENEFICIARIES, LEGATEES,

DEVISEES, PERSONAL

REPRESENTATIVES, CREDITORS

AND ANY OTHER PERSON

CLAIMING BY, THROUGH,

UNDER OR AGAINST JOHN F.

FELDMANN, DECEASED

(Last Known Address: 12164 Moon Shell Dr, Cape Coral, FL 33911)

ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN F. FELDMANN, DECEASED

(Last Known Address: 12164 Moon Shell Dr, Cape Coral, FL 33911)

YOU ARE NOTIFIED that an action to

foreclose based on boundaries estab-
lished by acquiescence, on the following
described property:

LOT 68, BLOCK 1, UNIT 3,
MATLACHA ISLES, A SUB-
DIVISION ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 25,
PAGE 155, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

PROPERTY ADDRESS: 12164
MOON SHELL DR, CAPE
CORAL, FL 33911

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to
Administrative Order No. 2010-08

WITNESS my hand and the seal of
this Court this day of 12/24/2025

KEVIN KARNES

As Clerk of the Court

(SEAL) By N Wright-Angad

As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161

January 2, 9, 2026 26-00099L

SECOND INSERTION

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

CASE NO.: 25-CA-004207

1 SHARPE OPPORTUNITY
INTERMEDIATE TRUST,

Plaintiff, vs.

F & S HOMES LLC, A FLORIDA
CORPORATION, et al.,
Defendants.

TO: F & S HOMES LLC, A FLORIDA
CORPORATION
Whose last known residence(s) is:
14425 CR 737, Webster, FL 33597

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with

--- SALES / ACTIONS ---

SECOND INSERTION

TRUSTEE'S NOTICE OF SALE

TO: (See Exhibit A-Obligor)
Notice is hereby given that on February 16, 2026 at 11:00AM, at the Riverdale Branch Library, 2421 Buckingham Road, Fort Myers, FL 33905, the following described Timeshare Ownership Interests at Coconut Plantation will be offered for sale:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the 'Condominium'), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.

Exhibit A

OBLIGOR: William Charles Ackerman, 6334 GRAND OAK CIRCLE, # 102, Bradenton, FL 34203; WEEK: 43; UNIT: 5290L; TYPE: Annual; DATE REC.: April 16, 2025; DOC NO.: 2025000101798; TOTAL: \$3,415.03; PER DIEM: \$1.15

OBLIGOR: Tomas Streda, AKA Thomas Streda, 5701 BAYVIEW DR, Ft. Lauderdale, FL 33308 and Michele L. Guard, 5701 BAYVIEW DR, Ft. Lauderdale, FL 33308; WEEK: 38; UNIT: 5390L; TYPE: Annual; DATE REC.: April 16, 2025; DOC NO.: 2025000101798; TOTAL: \$3,415.03; PER DIEM: \$1.15

OBLIGOR: Jeffrey L. Rubin, 66 STONY RIDGE, Asheville, NC 28804 and Judy Boyd, 66 STONY RIDGE, Asheville, NC 28804; WEEK: 11; UNIT: 5164; TYPE: Annual; DATE REC.: September 17, 2025; DOC NO.: 2025000250396; TOTAL: \$4,050.58; PER DIEM: \$1.40

OBLIGOR: Timothy Alan Keith, 8269 GRANADA BLVD, Orlando, FL 32836 and Fermina Enal Keith, AKA Fermina Keith, 8269 GRANADA BLVD, Orlando, FL 32836; WEEK: 40; UNIT: 5244; TYPE: Annual; DATE REC.: April 16, 2025; DOC NO.: 2025000101798; TOTAL: \$3,415.03; PER DIEM: \$1.15

OBLIGOR: Joseph C. Crimaldi, 8910 PASEO DE VALENCIA, Fort Myers, FL 33908; WEEK: 26; UNIT: 5390L; TYPE: Annual; DATE REC.: April 16, 2025; DOC NO.: 2025000101798; TOTAL: \$3,413.93; PER DIEM: \$1.15

File Numbers: 25-014863, 25-014876, 25-005394, 25-014884, 25-014885

The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in favor of Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Lee County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$ (See

Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$ (See Exhibit A-Total).

The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$ (See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner.

If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.

Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613

January 2, 9, 2026 26-00116L

SECOND INSERTION

TRUSTEE'S NOTICE OF SALE

TO: (See Exhibit A-Obligor)
Notice is hereby given that on February 16, 2026 at 11:00AM, at the Riverdale Branch Library, 2421 Buckingham Road, Fort Myers, FL 33905, the following described Timeshare Ownership Interests at Coconut Plantation will be offered for sale:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the 'Condominium'), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.

Exhibit A

OBLIGOR: Theresa Ann Spongross, 227 SILVER CREEK DR, Huger, SC 29450 and Joseph Edward Spongross, 227 SILVER CREEK DR, Huger, SC 29450; WEEK: 43; UNIT: 5284; TYPE: Annual; DATE REC.: April 16, 2025; DOC NO.: 2025000101798; TOTAL: \$3,415.03; PER DIEM: \$1.15

OBLIGOR: Jordan C. Paxton, 505 SW 161ST STREET, Oklahoma City, OK 73170 and Paula S. Brooks, 505 SW 161ST STREET, Oklahoma City, OK 73170; WEEK: 33; UNIT: 5266; TYPE: Odd; DATE REC.: April 16, 2025; DOC NO.: 2025000101798; TOTAL: \$3,415.03; PER DIEM: \$1.15

OBLIGOR: Ronald L. Brooks, 505 SW 161ST STREET, Oklahoma City, OK 73170 and Paula S. Brooks, 505 SW 161ST STREET, Oklahoma City, OK 73170; WEEK: 38; UNIT: 5270L; TYPE: Odd; DATE REC.: April 16, 2025; DOC NO.: 2025000101798; TOTAL: \$3,415.03; PER DIEM: \$1.15

OBLIGOR: Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613

January 2, 9, 2026 26-00117L

est accruing at a per diem rate of \$ (See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$ (See Exhibit A-Total).

The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$ (See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner.

If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.

Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613

January 2, 9, 2026 26-00117L

SECOND INSERTION

TRUSTEE'S NOTICE OF SALE

TO: (See Exhibit A-Obligor)
Notice is hereby given that on February 16, 2026 at 11:00AM, at the Riverdale Branch Library, 2421 Buckingham Road, Fort Myers, FL 33905, the following described Timeshare Ownership Interests at Coconut Plantation will be offered for sale:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the 'Condominium'), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.

Exhibit A

OBLIGOR: Robert Angel Otero, 1160 N FEDERAL HWY, UNIT 624, Fort Lauderdale, FL 33304; WEEK: 44; UNIT: 5150L; TYPE: Odd Year Biennial; DATE REC.: April 16, 2025; DOC NO.: 2025000101798; TOTAL: \$3,415.03; PER DIEM: \$1.15

OBLIGOR: Robert Daniels, 960 CANTERBURY PLACE, STE 110, Escondido, CA 92025; WEEK: 4; UNIT: 5264; TYPE: Annual; DATE REC.: April 16, 2025; DOC NO.: 2025000101798; TOTAL: \$3,439.44; PER DIEM: \$1.16

OBLIGOR: Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613

January 2, 9, 2026 26-00118L

assessments, accrued interest, plus interest accruing at a per diem rate of \$ (See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$ (See Exhibit A-Total).

The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$ (See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner.

If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.

Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613

January 2, 9, 2026 26-00118L

SECOND INSERTION

TRUSTEE'S NOTICE OF SALE

TO: (See Exhibit A-Obligor)
Notice is hereby given that on February 16, 2026 at 11:00AM, at the Riverdale Branch Library, 2421 Buckingham Road, Fort Myers, FL 33905, the following described Timeshare Ownership Interests at Coconut Plantation will be offered for sale:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the 'Condominium'), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.

The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$ (See Exhibit A-Total).

If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.

Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613

January 2, 9, 2026 26-00118L

SECOND INSERTION

TRUSTEE'S NOTICE OF SALE

TO: (See Exhibit A-Obligor)
Notice is hereby given that on February 16, 2026 at 11:00AM, at the Riverdale Branch Library, 2421 Buckingham Road, Fort Myers, FL 33905, the following described Timeshare Ownership Interests at Coconut Plantation will be offered for sale:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the 'Condominium'), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.

The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$ (See Exhibit A-Total).

If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.

Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613

January 2, 9, 2026 26-00118L

Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$ (See Exhibit A-Total).

The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$ (See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner.

If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest.

Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613

January 2, 9, 2026 26-00119L

SECOND INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

Case No. 25-CA-004334

SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION

Plaintiff, vs.

ADRIAN HOWLEY, et al.

Defendants.

TO: ADRIAN HOWLEY

LAST KNOWN ADDRESS

3285 PRINCE EDWARD ISLAND

CIR, APT 2

FORT MYERS, FL 33907 and

5216 HASPEL ST

ELMHURST, NY 11373

UNKNOWN TENANTS/OWNERS 1

BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

3285 PRINCE EDWARD ISLAND

CIR, APT 2

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2025002238

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: 23-18721
Year of Issuance 2023 Description of Property LOT 4, BLOCK 143, UNIT 27, SOUTHWOOD, SECTION 8, 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 26, PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-45-27-27-00143.0040

Names in which assessed:

ARNOLD LEONARD KAUFMAN, LEONARD KAUFMAN, NEVA J MCLEAN, NEVA JEAN MCLEAN

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 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026

26-00049L

SECOND INSERTION

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

Tax Deed #:2025002249

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: 23-20232
Year of Issuance 2023 Description of Property LOT 25, BLOCK 15, UNIT 4, SECTION 16, 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 27, PAGE 167, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 16-45-27-04-00015.0250

Names in which assessed:
ANN HAYES MORRISON TRUST, THE ANN HAYES-MORRISON REVOCABLE LIVING TRUST AGREEMENT DATED 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 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026

26-00064L

--- ESTATE ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDACASE NO.: 25-CA-001812
U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE, FOR LHOMA
MORTGAGE TRUST 2024-RTL1,
MORTGAGE-BACKED NOTES,
SERIES 2024-RTL1,

Plaintiff, v.
PROP 3 LLC, a Wyoming Limited
Liability Company; MICHAEL
AMMANN, an Individual; STEVEN
AMMANN, an Individual; MATERA
II AT VASARI CONDOMINIUM
ASSOCIATION, INC.; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated December 3, 2025 entered in Civil Case No. 25-CA-001812 in Circuit Court of the 20th Judicial Circuit in and for County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOMA MORTGAGE TRUST 2024-RTL1, MORTGAGE-BACKED NOTES, SERIES 2024-RTL1, Plaintiff and PROP 3 LLC, a Wyoming Limited Liability Company; MATERA II AT VASARI CONDOMINIUM ASSOCIATION, INC. are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on January 22, 2026 the following described property as set forth in said Final Judgment, to-wit:

UNIT 10-104 OF MATERA II AT

VASARI, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4445, PAGE(S) 3847, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Property Address: 12015 Matera Lane, Unit 104, Bonita Springs, FL 34135

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

12/24/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) N Wright-Angad

DEPUTY CLERK OF COURT

Submitted By: Jordan Wainstein, Esq.

Kelley Kronenberg

10360 West State Road 84

Fort Lauderdale, FL 33324

Service Email:

ftlrealprop@kellykronenberg.com

File No.: 3843.000155

January 2, 9, 2026 26-00101L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISIONFile No. 25-CP-3529
Division ProbateIN RE: ESTATE OF
KARYN J. WITTE
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 John P. Blake, deceased, File Number 2025-CP-3916, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Ft. Myers, FL 33902; that the decedent's date of death was March 22, 2025; that the total value of the estate is approximately \$45,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Tracy Blake DeVlieger

1548 Ashby Road

Paoli, PA 19301

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 January 2, 2026.

Person Giving Notice:

Tracy Blake DeVlieger

1548 Ashby Road

Paoli, Pennsylvania 19301

Attorney for Person Giving Notice

FRANKLIN KARIBJANIAN & LAW

PLLC

Lester B. Law, Esq.

Florida Bar No. 0993300

999 Vanderbilt Beach Road, Suite 200

Naples, Florida 34108

Telephone: 239-202-0416

Fax: 202-463-3060

Email: lblaw@fkl-law.com

Secondary Email: sfoster@fkl-law.com

January 2, 9, 2026 26-00092L

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

The date of first publication of this Notice is January 2, 2026.

Persons Giving Notice:

William S. Witte, III

1658 E. Triangle

Porter, IN 46304

Abigail N. Doig

1066 N. 250 E.

La Porte, IN 46350

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

The date of first publication of this Notice is January 2, 2026.

Persons Giving Notice:

William S. Witte, III

Abigail N. Doig

Attorney for Persons Giving Notice

Tasha Warnock, Esq.

Florida Bar Number: 116474

The Warnock Law Group LLC

6843 Porto Fine Circle

Fort Myers, Florida 33912

Telephone: (239) 437-1197

Fax: (239) 437-1196

E-Mail:

service@warnocklawgroup.com

Secondary E-Mail:

twarnock@warnocklawgroup.com

January 2, 9, 2026 26-00109L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)

IN THE CIRCUIT COURT FOR LEE

COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-3692

Division Probate

IN RE: ESTATE OF

MARJORIE E. LEID A/K/A

MARJORIE ELAINE LEID

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 Marjorie E. Leid a/k/a Marjorie Elaine Leid, deceased, File Number 25-CP-003692 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 February 7, 2025; that the total value of the non-exempt assets in the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Mark Leid

309 Lincoln Ave,

Lehigh Acres, FL 33936

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

The date of first publication of this Notice is January 2, 2026.

Persons Giving Notice:

Mark Leid

309 Lincoln Ave,

Lehigh Acres, Florida 33936

Attorney for Person Giving Notice

/s/Lance M. McKinney

Lance M. McKinney, Attorney

Florida Bar Number: 882992

Osterhout & McKinney, P.A.

3783 Seago Lane,

Fort Myers, FL 33901

Telephone: (239) 939-4888

Fax: (239) 277-0601

E-Mail: lance.m@omplaw.com

Secondary E-Mail:

elizabethw@omplaw.com

January 2, 9, 2026 26-00093L

SECOND 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-004301

PLANET HOME LENDING, LLC,

Plaintiff, vs.

ANABEL BENYARD, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 11, 2025, and entered in 25-CA-004301 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and ANABEL BENYARD; UNKNOWN SPOUSE OF ANABEL BENYARD 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.real](http://www.lee.realforeclose.com)

--- TAX DEEDS / ACTIONS ---

SECOND INSERTION

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

Tax Deed #:2023002540

NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assinee 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: 21-002571
Year of Issuance 2021 Description of Property LOTS 26, 27, 28, 29 AND THE NORTH 5 FEET OF LOT 25, BLOCK 1, BALTIMORE PLACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 37, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-25-20-00001.0260

Names in which assessed:

SHOBE JUMAN

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 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026

26-00003L

SECOND INSERTION

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

Tax Deed #:2025002272

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: 21-009835
Year of Issuance 2021 Description of Property THE WEST 1/2 OF LOT 12, BLOCK 9, UNIT 3, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 35, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-44-27-03-00009.012A

Names in which assessed:

JAVIER CIELO, SHOARA YO-ALEXYK CIELO DANIELS

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 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026

26-00004L

SECOND INSERTION

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

Tax Deed #:2025002273

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: 23-05048
Year of Issuance 2023 Description of Property WEST 1/2 OF LOT 9 AND EAST 1/2 OF LOT 10, BLOCK 33, PALMONA PARK, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 54 AND 55, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-24-01-00033.0090

Names in which assessed:

MALBEC II LLC, MALBEC II, 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 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026

26-00005L

SECOND 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: 23-21767
Year of Issuance 2023 Description of Property LOT 15, BLOCK 50, UNIT 10, SECTION 27, TOWNSHIP 45, SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 133, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-10-00050.0150

Names in which assessed:

INDILAGUS USA 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 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026

26-000085L

SECOND INSERTION

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

Tax Deed #:2025002225

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: 23-22336
Year of Issuance 2023 Description of Property PARL LOC IN S 1/2 OF SECT DESC IN OR 4228 PG 2759
Strap Number 22-45-21-00-00005.0030
Names in which assessed:
PLANTATION DEVELOPMENT LTD, PLANTATION DEVELOPMENT LTD.

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 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026

26-000083L

SECOND INSERTION

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

Tax Deed #:2025002279

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: 23-16903
Year of Issuance 2023 Description of Property LOT 11, BLOCK 46, UNIT 12, LEHIGH ACRES, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 35 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 24-44-27-12-00046.0110

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 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026

26-000017L

FOURTH INSERTION

NOTICE OF CIVIL ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-5085CHRISTIAN BAUER,
Plaintiff, vs.
CHARLES BAUER,
Defendant.

TO: CHARLES BAUER

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:

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.
Parcel ID: 16-44-24-04-00000.2120
Commonly Known as: 1687 Lakeview Terrace, North Fort Myers, FL 33903
You are required to serve an Answer to:

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Shoap
Deputy Clerk
/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

FOURTH INSERTION

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

CASE NO. 25-CA-005421

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 SHAO QUAN XIE AND DONG HONG XIE, INDIVIDUALLY

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY AND THROUGH, UNDER, OR AGAINST, SHAO QUAN XIE, INDIVIDUALLY AND 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, INDIVIDUALLY

Defendant

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY AND THROUGH, UNDER, OR AGAINST, SHAO QUAN XIE, INDIVIDUALLY AND 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: 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, INDIVIDUALLY

Defendant

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES

--- TAX DEEDS ---

--- TAX DEEDS ---

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|---|--|--|--|--|
| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025002184 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: 19-007276 Year of Issuance 2019 Description of Property LOT 20, BLOCK 82, UNIT 8, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-44-26-L4-08082.0200 Names in which assessed: MAY ELLEN BAXTER | Tax Deed #:2025002142 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: 20-016922 Year of Issuance 2020 Description of Property LOT 2, BLOCK 122, UNIT 11, LEHIGH ACRES, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 93, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 01-45-26-11-00122.0020 Names in which assessed: ANN M DECHAMBEAU, ANN M. DECHAMBEAU | Tax Deed #:2025002136 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: 21-008070 Year of Issuance 2021 Description of Property THE EAST 1/2 OF LOT 12, BLOCK 21, UNIT 6, LEHIGH ACRES, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 14, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-44-27-06-00021.012B Names in which assessed: TARPON IV, LLC | Tax Deed #:2025002179 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: 23-01176 Year of Issuance 2023 Description of Property LOTS 3 AND 4, BLOCK 4118, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-43-23-C2-04118.0030 Names in which assessed: WILSON JAVIER ROJAS MORENO | Tax Deed #:2025002179 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: 23-01750 Year of Issuance 2023 Description of Property LOTS 31 AND 32, BLOCK 3820, UNIT 52, CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 49-63 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-44-23-C2-03820.0310 Names in which assessed: LORAN N BURKEN AND BETTY LOU BURKEN FAMILY TRUST UTA DATED SEPTEMBER 15, 2009 |
| 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05015L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05017L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05020L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05033L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05035L |
| FOURTH INSERTION | FOURTH INSERTION | FOURTH INSERTION | FOURTH INSERTION | FOURTH INSERTION |
| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025002138 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: 21-008110 Year of Issuance 2021 Description of Property WEST 1/2 OF LOT 1, BLOCK 31, LEHIGH ACRES, UNIT 8, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 14, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-44-27-08-00031.001A Names in which assessed: TARPON IV, LLC | Tax Deed #:2025002150 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: 21-416 Year of Issuance 2022 Description of Property LOT 22, BLOCK 22, UNIT 13, LEHIGH ACRES, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 33, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-43-23-C4-05505.0070 Names in which assessed: COSTAL PROPERTIES INC, COSTAL PROPERTIES INC., COSTAL PROPERTIES, INC. | 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: 23-00495 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 5505, CAPE CORAL SUBDIVISION, UNIT 91, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 88 THROUGH 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-43-23-C4-05505.0070 Names in which assessed: KINGDOM TRUST COMPANY, SANDRA SASSO, THE KINGDOM TRUST COMPANY CUSTODIAN FBO SANDRA SASSO | Tax Deed #:2025002163 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: 23-11952 Year of Issuance 2023 Description of Property LOT 1, BLOCK 7, UNIT 2, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 36-44-26-L1-02007.0010 Names in which assessed: MARIA TERESA SANTOS-MACHADO | Tax Deed #:2025002202 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: 23-13618 Year of Issuance 2023 Description of Property LOT 7, BLOCK 6, UNIT 2, SECTION 1, 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 3, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-02-00006.0070 Names in which assessed: LEVENTURES 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05022L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05027L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05031L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05043L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05051L |
| FOURTH INSERTION | FOURTH INSERTION | FOURTH INSERTION | FOURTH INSERTION | FOURTH INSERTION |
| NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. | NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. |
| Tax Deed #:2025002151 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: 22-169 Year of Issuance 2022 Description of Property LOT 16, BLOCK 59, UNIT 12, SECTION 27, 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 18, PAGE 135, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-12-00059.0160 Names in which assessed: IVETTE RIVERA BRAMBLE, MANI BARRIO, NOEL RIVE-RA MORALES | Tax Deed #:2025002173 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: 23-13131 Year of Issuance 2023 Description of Property LOTS 12 AND 13 BLOCK 98 UNIT 9 SECTION 12, LEHIGH ACRES, TOWNSHIP 45 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 98, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-45-26-09-00098.0120 Names in which assessed: DOROTHY H. PITTARD, DOROTHY PITTARD, ROBERT E PITTARD | Tax Deed #:2025002157 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: 23-13210 Year of Issuance 2023 Description of Property LOTS 12, BLOCK 41, UNIT 5, SECTION 13, 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 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-26-05-00041.0070 Names in which assessed: EMISSEL SAINT JUSTE, EMISSEL SAINT-JUSTE | Tax Deed #:2025002209 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: 23-15826 Year of Issuance 2023 Description of Property LOT 21, BLOCK 40, UNIT 7, 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 17, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-07-07025.0210 Names in which assessed: GRACE S HENDERSON, PHILIP HENDERSON, PHILIP L HENDERSON | Tax Deed #:2025002230 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: 23-17868 Year of Issuance 2023 Description of Property LOT 3, BLOCK 70, UNIT 15, SECTION 3, TWIN LAKE ESTATES, 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 221, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-27-15-00070.0030 Names in which assessed: ANDREW S. MALLOY, SHONNE R MALLOY |
| 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05022L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05027L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05043L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05051L | 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 & Comptrolr. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05058L |

FOURTH INSERTION

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

Tax Deed #:2025002149

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: 16-837 Year of Issuance 2022 Description of Property LOT 5, BLOCK 19, UNIT 5, SECTION 17, 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 20, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-27-05-00019.0050

Names in which assessed:
LESTER S FULLER, LESTER S. FULLER

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 & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05012L

FOURTH 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 & Comptroler.

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

FOURTH INSERTION

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

Tax Deed #:2025002135

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: 21-007997 Year of Issuance 2021 Description of Property EAST HALF (1/2) OF LOT 24, BLOCK 5, UNIT 2, SECTION 12, 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 14, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-27-02-00005.024A

Names in which assessed:
TARPOV 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 & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05019L

THIRD INSERTION

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

Case No: 25-CC-006606
FAMINE'S END ENTERPRISES,
LLC, JOHN W. ESKEW
Plaintiffs, vs.

JULIETTE E. MEYERS,
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEE LIENORS,
CREDITORS, TRUSTEES
Defendant.

YOU ARE NOTIFIED that an action has been filed against you, JULIETTE E. MEYERS, along with any unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, and trustees. You are required to serve a copy of your written defenses, if any, to Thomas M. Dryden, Esq., Attorney for Plaintiffs, at 1705 Colonial Blvd., Suite B-3, Fort Myers, Florida 33907, on or before January 27, 2026 and file the original with the Lee County Clerk of Circuit Court either before service on Plaintiff's Attorney or immediately thereafter. If you fail to do so, a default will be entered against you, for the relief demanded in the Complaint.

Dated: 12/18/2025

KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: K Shoap
Deputy Clerk

Thomas M. Dryden, Esq.,
Attorney for Plaintiffs,
1705 Colonial Blvd., Suite B-3,
Fort Myers, Florida 33907
Dec. 26, 2025; Jan. 2, 9, 16, 2026
25-05232L

--- ACTIONS / TAX DEEDS ---

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO: 25-CA-003849

FIFTH THIRD BANK, N.A.,
Plaintiff, vs.
BRANDON CHARLES PRICE,
Defendant.

TO: BRANDON CHARLES PRICE
10320 STRIKE LANE
BONITA SPRINGS, FL 34135
YOU ARE NOTIFIED that an action for Replevin of the following properties in Lee County, Florida:
2024 SEA HUNT 28GFCB28
SERIAL NO./VIN:
SXSW0025C424
and
2024 YAMAHA 300HP OUT-BOARD
SERIAL NO./VIN:
6KAX-1021407
and
2024 YAMAHA 300HP OUT-BOARD
SERIAL NO./VIN: 6KAX-1004063

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on BRUCE E. BLOCH, ESQ., Bruce E. Bloch, P.A., Plaintiff's attorney, whose address is 9700 South Dixie Highway, Suite 1000, Miami, Florida 33156, on or before January 27, 2026 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.

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

WITNESS my hand and seal of this Court on this day of 12/18/2025,
KEVIN C. KARNES,
Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk

Attorney for Plaintiff:
BRUCE E. BLOCH, P.A.
9700 South Dixie Highway, Suite 1000
Miami, FL 33156
(305) 670-9500
bbloch@bruceeblochpa.com and
general@bruceeblochpa.com
Dec. 26, 2025; Jan. 2, 9, 16, 2026
25-05230L

FOURTH INSERTION

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

Tax Deed #:2025002143

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: 19-004107 Year of Issuance 2019 Description of Property LOT 9, BLOCK 67, UNIT 8, LEHIGH ACRES, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 26 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 60, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-44-26-08-00067.0090

Names in which assessed:
GEMMA G RYAN, GEMMA GALGANI RYAN

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 & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05014L

FOURTH 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: 23-12838 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 & Comptroler.

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

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County
name from the menu optionOR E-MAIL:
legal@businessobserverfl.comBusiness
Observer

LW0239

FOURTH 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: 23-13861

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, AS RECORDED IN PLAT BOOK 14, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN SOUTH 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' 35" WEST FOR 1056.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 33' 39" WEST 73.10 FEET; THENCE NORTH 40-00-36'39" WEST 347.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 40-00-36'39" WEST 31.50 FEET; THENCE NORTH 48-89 FEET; THENCE NORTH 49-00-23'21" 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 40-00-36'39" EAST 31.50 FEET; THENCE SOUTH 49-00-23'21" WEST 120 FEET TO THE POINT OF BEGINNING. Strap Number 23-45-22-07-00000.0320

Names in which assessed:

Thitari 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 & Comptroler.

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

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE

20TH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA

CASE NO.: 2025-CA-006749

DOUBLE Z INVESTMENTS, LLC,
Plaintiff, v.

CHRISTIAN BIBAS and DANA
BIBAS,
Defendants.

TO: CHRISTIAN BIBAS
28 AVENUE MASSENET 1
BRUXELLES, BELGIQUE 1190

DANA BIBAS
28 AVENUE MASSENET 1
BRUXELLES, BELGIQUE 1190

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

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

Legal Description: LOTS 17 AND 18, BLOCK 4380, UNIT 63, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 48 TO 81, INCLUSIVE, PUBLIC

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

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

Legal Description: LOTS 17 AND 18, BLOCK 4380, UNIT 63, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 48 TO 81, INCLUSIVE, PUBLIC

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

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

Legal Description: LOTS 17 AND 18, BLOCK 4380, UNIT 63, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 48 TO 81, INCLUSIVE, PUBLIC

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

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

Legal Description: LOTS 17 AND 18, BLOCK 4380, UNIT 63, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 48 TO 81, INCLUSIVE, PUBLIC

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

THE FOLLOWING DESCRIBED LAND, SITUATE,