

FIRST INSERTION

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit (File No. 0233791-001) to SC Gulf 11, LLC to place fill in approximately 5,162 square feet (0.12 acres) of mangrove wetlands for the construction of a pile-supported single-family residence and associated residential improvements and to build a 644-square-foot dock with two uncovered slips in Pelican Bay, Class II Waters, unclassified for shellfish harvesting. To offset unavoidable impacts that will occur from these authorized activities, the permittee will purchase 0.13 Forested Saltwater mitigation bank credits from the Little Pine Island Mitigation Bank. The activity is located at 949 Prescott Street, Parcel ID number 13-46-23-01-00005.0110, Fort Myers Beach, Florida 33931, in Section 13, Township 46 South, Range 23 East, in Lee County.

The Department will issue the environmental resource permit unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, Florida Statutes (F.S.). On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the following website: [A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding \(hearing\) under sections 120.569 and 120.57, F.S. Pursuant to rule 28-106.201, Florida Administrative Code \(F.A.C.\), a petition for an administrative hearing must contain the following information:](https://dedepms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&[freeText=]&[folderName=]&[profile=Permitting_Authorization]&[creator=]&[entityType=any]&[createdDateTo=]&[catalog=23]&[searchBy=Profile]&[sortBy=Application+Number]&[ccreatedDate=]&[County=_EQ_LEE]&[District=_EQ_SD]&[Facility-Site+ID=_EQ_ERP_233791]. If you have any questions or are experiencing difficulty viewing the electronic application, please email Andrew.Hemmelgarn@floridadep.gov.</p>
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- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

January 16, 2026

26-00252L

FIRST INSERTION

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to Bridgewater Inn of Matlacha, LLC at Lot 13 and 14, Block 1, Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County, Parcel ID 24-44-22-01-00001.0130, 4331 Pine Island Rd., Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 182 linear feet of concrete seawall along the rear and west property lines, 175 linear feet of riprap, and 100 linear feet of concrete seawall along the east property line, and placement of 2,958 cubic yards of backfill over approximately 5,494 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall installation and backfilling.

The Department will issue the environmental resource permit and letter of consent to use sovereign submerged lands, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: <https://prodenv.dep.state.fl.us/DepNexus/public/searchPortal> using Facility/Site ID: 0314400. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Toby Schwetje at 239-344-5631 or via email at Toby.Schwertje@floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

January 16, 2026

26-00270L

FIRST INSERTION

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit (File No. 0462951-001) to SC Gulf 12, LLC to place fill in approximately 5,162 square feet (0.12 acres) of mangrove wetlands for the construction of a pile-supported single-family residence and associated residential improvements and to build a 611-square-foot dock with two un-covered slips in Pelican Bay, Class II Waters, unclassified for shellfish harvesting. To offset unavoidable impacts that will occur from these authorized activities, the permittee will purchase 0.12 Forested Saltwater mitigation bank credits from the Little Pine Island Mitigation Bank. The activity is located at 945 Prescott Street, Parcel ID number 13-46-23-01-00005.0120, Fort Myers Beach, Florida 33931, in Section 13, Township 46 South, Range 23 East, in Lee County.

The Department will issue the environmental resource permit and, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the following website: [A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding \(hearing\) under sections 120.569 and 120.57, F.S. Pursuant to rule 28-106.201, Florida Administrative Code \(F.A.C.\), a petition for an administrative hearing must contain the following information:](https://dedepms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&[freeText=]&[folderName=]&[profile=Permitting_Authorization]&[creator=]&[entityType=any]&[createdDateTo=]&[catalog=23]&[searchBy=Profile]&[sortBy=Application+Number]&[ccreatedDate=]&[County=_EQ_LEE]&[District=_EQ_SD]&[Facility-Site+ID=_EQ_ERP_233791]. If you have any questions or are experiencing difficulty viewing the electronic application, please email Andrew.Hemmelgarn@floridadep.gov.</p>
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- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

January 16, 2026

26-00253L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003699
Division Probate
IN RE: ESTATE OF
JOHN JACKSON THOMAS
A/K/A JOHN J. THOMAS
Deceased.

The administration of the estate of John Jackson Thomas a/k/a John J. Thomas, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

BARRED.

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:

/s/ Michael J. Thomas

Michael J. Thomas

833 Windward Ct.

Oshkosh, Wisconsin 54901

Attorney for Personal Representative:

/s/ Kelly L. Fayer

Kelly L. Fayer, Esq.

Attorney for Personal Representative

Florida Bar Number: 0121126

12601 World Plaza Lane, Suite 2,

Bldg. 52

Fort Myers, FL 33907

Telephone: (239) 415-3434

Fax: (239) 433-3434

E-Mail: notice@fayerlaw.net

Secondary E-Mail: service@lawsprt.com

January 16, 23, 2026

26-00226L

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-CP

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003944
Division Probate
IN RE: ESTATE OF
PETER S. READ,
Deceased.

The administration of the estate of PETER S. READ, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 16, 2026.

Personal Representative:

CAROLE B. READ

8952 Bristol Bend

Fort Myers, FL 33908

Attorney for Personal Representative:
ARIANA R. FILEMAN
Florida Bar No.0990612
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950
Telephone: 941-833-5560
Email address:
afileman@filemanlaw.com
Secondary email:
gfileman@filemanlaw.com
January 16, 23, 2026 26-00211L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003760
IN RE: ESTATE OF
NORMA GAY MORELAND,
Deceased.

The administration of the estate of NORMA GAY MORELAND, deceased, File No. 25-CP-003760, whose date of death was May 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:

Regina Higgins

101 Williams Street

P.O. Box 201

Butler, Kentucky, 4006

Attorney for Personal Representative:
Jennifer N. Romanello, Esquire
Florida Bar No. 1011475
Romanello & Rodriguez Law, P.A.
261 N University Drive, Suite 500,
Plantation, FL 33324
Phone: 754-249-2514
E-mail: jromanello@rrlawpa.com
January 16, 23, 2026 26-00205L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000020
IN RE: ESTATE OF
BARBARA ANN ZUBER,
Deceased.

The administration of the estate of Barbara Ann Zuber, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:

Howard F. Hodgson, Sr.

22637 Westbridge Court

Estero, Florida 33928

Attorney for Personal Representative:
James E. Kerr, Attorney
Florida Bar Number: 0521728
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: james.kerr@henlaw.com
Secondary E-Mail:
denise.edwards@henlaw.com
January 16, 23, 2026 26-00212L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002994
IN RE: ESTATE OF
BARBARA ANN ZUBER,
Deceased.

The administration of the estate of DAVID LEE BROWN, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Personal Representative:

Blake Foster Coil

6034 Aragon Drive

Fort Wayne, Indiana 46818

Chad E Brocato Sr, Esq.
Attorney for Blake Foster Coil
Florida Bar Number: 110730
Moijuer Brocato Law
110 SE 6th Street, 17th Floor
Fort Lauderdale, Florida 33301
Telephone: (954) 998-7914
Fax: (786) 800-9488
E-Mail: service@mylegal.com
Secondary E-Mail:
chad@mylegal.com
January 16, 23, 2026 26-00206L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2848
IN RE: ESTATE OF
BETTY M. ROBERTSON,
Deceased.

The administration of the estate of Jean E. Clements, deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

All 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.

The date of first publication of this notice is January 16, 2026.

Personal Representative:

Bonnie Lee Etheridge

623 Coral Drive

Cape Coral, Florida 33904

Attorney for Personal Representative:
Haylee N. Blessing
Attorney
Florida Bar Number: 1059314
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail:
denise.edwards@henlaw.com
January 16, 23, 2026 26-00208L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: PROBATE
Case No. 25-CP-3458
IN RE: ESTATE OF

WILLIAM GERALD WEAVER
a/k/a WILLIAM G. WEAVER
a/k/a WILLIAM WEAVER,
Deceased.

The administration of the estate of WILLIAM GERALD WEAVER, deceased, whose date of death was September 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: PROBATE
Case No. 25-CP-3859
IN RE: ESTATE OF

JOHANNE CAROLE LESTISHOCK
a/k/a JOHANNE C. LESTISHOCK,
Deceased.

The administration of the estate of JOHANNE CAROLE LESTISHOCK a/k/a JOHANNE C. LESTISHOCK, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: PROBATE
Case No. 73-CP-3859
IN RE: ESTATE OF

JOHANNE CAROLE LESTISHOCK
a/k/a JOHANNE C. LESTISHOCK,
Deceased.

The administration of the estate of DAVID LEE BROWN, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE AND GUARDIANSHIP DIVISION
CASE NO.: 25-CP-000643
IN RE: ESTATE OF FRANCES RUTH KRUG A/K/A FRANCES A. KRUG, Deceased

The administration of the Estate of FRANCES RUTH KRUG A/K/A FRANCES A. KRUG, deceased, File Number 25-CP-000643, is pending in the Circuit Court, in and for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Fort Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claim with this court **WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

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

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 16, 2026.

Personal Representative:
JEROME J. KRUG

25155 Redwood Court

Punta Gorda, Florida 33955

Attorneys for Personal Representative:
RUBINO FINDLEY, PLLC
20283 State Road 7, Suite 400
Boca Raton, FL 33498
(561) 235-7007
STEVEN C. RUBINO, ESQ.
Florida Bar Number: 108170
SUSAN W. FINDLEY, Esq.
Florida Bar Number: 160600
Primary email address:
service@rubinofindley.com
January 16, 23, 2026 26-00225L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000001
Division: Probate
IN RE: ESTATE OF MILDRED LOUISE JODAR, a/k/a MILDRED L. JODAR, 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 Mildred Louise Jodar, a/k/a Mildred L. Jodar, deceased, File Number 26-CP-000001, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was December 10, 2025; that the total value of the estate is \$+/- \$45,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
James D. Jodar
818 Wildwood Place
Oconomowoc, WI 53066

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 16, 2026.

Person Giving Notice:

Jean Jodar

12745 Inverary Cir.

Fort Myers, FL 33912

Attorney for Person Giving Notice

Lowell S. Schoenfeld

Attorney for Petitioner

Florida Bar Number: 980099

SCHOENFELD KYLE & ASSOCIATES LLP

1380 Royal Palm Square Blvd.

Fort Myers, FL 33919

Telephone: (239) 936-7200

Fax: (239) 936-7997

E-Mail: lowells@trustska.com

Secondary E-Mail:

bethm@trustska.com

January 16, 23, 2026 26-00203L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000026
Division: Probate
IN RE: ESTATE OF JULIETTE VALLEE, a/k/a JULIE A. VALLEE, 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 Juliette Vallee, a/k/a Julie A. Vallee, deceased, File Number 26-CP-000026, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was December 1, 2025; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Julie Vallee Revocable Trust
c/o Sarah J. "Sally" Wilson, Trustee
2009 Cape Coral Pkwy. W
Cape Coral, FL 33914

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court **WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.**

The date of first publication of this Notice is January 16, 2026.

Person Giving Notice:

Sarah J. "Sally" Wilson

2009 Cape Coral Pkwy. W

Cape Coral, FL 33914

Attorney for Person Giving Notice

Lowell S. Schoenfeld

Attorney for Petitioner

Florida Bar Number: 980099

SCHOENFELD KYLE & ASSOCIATES LLP

1380 Royal Palm Square Blvd.

Fort Myers, FL 33919

Telephone: (239) 936-7200

Fax: (239) 936-7997

E-Mail: lowells@trustska.com

Secondary E-Mail:

bethm@trustska.com

January 16, 23, 2026 26-00204L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003630
IN RE: ESTATE OF ELWOOD TUSTIN, Deceased.

The administration of the estate of Elwood Tustin, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice is 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 creditors of the decedent and other persons having claims or demands against decedent's estate 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 creditors of the decedent and other persons having claims or demands against decedent's estate 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 claims not filed within the time periods set forth in Florida Statutes Section 733.702 will be forever barred.

The date of first publication of this notice is January 16, 2026.

MILDRED LALLY

Personal Representative

55 Holly Street

Canton, NC 28716

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@hnhs-law.com

Secondary Email:

jrivera@hnhs-law.com

January 16, 23, 2026 26-00204L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-3847
IN RE: ESTATE OF ELWOOD TUSTIN, Deceased.

The administration of the estate of Marzio Alfonso Trotta, deceased, whose date of death was October 23rd, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice is 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 creditors of the decedent and other persons having claims or demands against decedent's estate 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 creditors of the decedent and other persons having claims or demands against decedent's estate 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 creditors of the decedent and other persons having claims or demands against decedent's estate 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 date of first publication of this notice is January 16, 2026.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003890
IN RE: ESTATE OF JOSEPH KOWALCZYK, Deceased.

The administration of the Estate of Joseph Kowalczyk, deceased, whose date of death was December 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **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 creditors of the decedent and other persons having claims or demands against decedent's estate 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 creditors of the decedent and other persons having claims or demands against decedent's estate 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 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 16, 2026.

Personal Representative:

Lee A. Stephenson

5237 Summerlin Commons Blvd., Suite 334

Fort Myers, Florida 33907

Attorney for Personal Representative:
Courtney V. Lovejoy, Attorney
Florida Bar Number: 1010542

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000036
IN RE: ESTATE OF
STANFORD H. GLASS
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 Stanford H. Glass, deceased, File Number 26-CP-000036, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901; that the decedent's date of death was September 18, 2025; that the estate contained only protected homestead and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Robert B. Glass
245 SW 43rd St.

Cape Coral, FL 33914

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 16, 2026.

Person Giving Notice:
Robert B. Glass
245 SW 43rd St.

Cape Coral, Florida 33914

Attorney for Person Giving Notice

/s/ Wess M. Jacobs

Wess M. Jacobs

Attorney for Robert B. Glass

Florida Bar Number: 932655

Osterhout & McKinney, P.A.

3783 Seago Lane

Fort Myers, FL 33901

Telephone: (239) 939-4888

Fax: (239) 277-0601

E-Mail: wessj@omplaw.com

Secondary E-Mail:

hillaryh@omplaw.com

January 16, 23, 2026 26-00244L

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-003606
IN RE: ESTATE OF:
PAUL EDWARD BORAN

The administration of the estate of PAUL EDWARD BORAN, deceased, whose date of death was October 23, 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.

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

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

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

The date of first publication of this notice is January 16, 2026.

/s/ Christopher Boran
(Jan 5, 2026 17:12:39 EST)

CHRISTOPHER BORAN

Personal Representative

FLORIDA ESTATE PLANNING
ATTORNEY, PLLC
By: /s/ David Jones
David G. Jones, Esq
Attorney for the Personal
Representative
Florida Bar No. 1010525
Office: 18070 S. Tamiami Trail, 11-5,
Fort Myers, Florida 33908
Tel.: (239) 227-8830
E-mail:
david@flestateplanningatty.com
January 16, 23, 2026 26-00256L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-3614
IN RE: ESTATE OF
VINCENT SPANTI,
Deceased.

The administration of the estate of VINCENT SPANTI, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 16, 2026.

Doreen Robertson

Personal Representative

200 NW 22nd Place

Cape Coral, FL 33993

Attorney for Personal Representative:
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
January 16, 23, 2026 26-00269L

FIRST INSERTION

**NOTICE OF UNCLAIMED
GUARDIANSHIP FUNDS
DEPOSITED IN COURT
REGISTRY**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY
FLORIDA, GUARDIANSHIP
ACTION
23-GA-000189

IN RE: The Guardianship of Curtis
Jefferson

Notice is given that, pursuant to section

744.534, Florida Statutes, unclaimed

guardianship funds from the following

case remain on deposit in the registry

of court:

Guardianship of: IN RE: The Guardianship of Curtis Jefferson, Person Subject

to Guardianship

Case number 23-GA-000189, \$626.24 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 01/05/2026, on behalf of Curtis Jefferson.

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

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

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

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

The date of first publication of this notice is January 16, 2026.

KEVIN C. KARNES

CLERK OF CIRCUIT COURT
Lee County
1700 Monroe St.
Ft. Myers, FL 33901

By: s/ Karen Dix

Deputy Clerk

Jan. 16; Feb. 13, 2026 26-00210L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003148
Division PROBATE
IN RE: ESTATE OF
ANNETTE IRENE BRANDES
A/K/A ANNETTE BRANDES
Deceased.

The administration of the estate of ANNETTE IRENE BRANDES A/K/A ANNETTE BRANDES, deceased, whose date of death was September 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, Fort Myers, FL 33901.

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 DECEASED'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 16, 2026.

Personal Representative:
/s/ Darren Davis
Darren William Davis
408 Marathon Court
Naples, Florida 34112
Attorney for Personal Representative:
/s/Paul C. Darrow
Paul C. Darrow, Attorney
Florida Bar Number: 0606715
1415 Panther Lane, Ste. 242
Naples, FL 34109
Telephone: (239) 262-3268
Fax: (239) 591-6683
E-Mail: pdarrow3@aol.com
Secondary E-Mail:
Maxsrock@gmail.com
January 16, 23, 2026 26-00245L

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 DECEASED'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 16, 2026.

Personal Representative:
/s/ Darren Davis
Darren William Davis
408 Marathon Court
Naples, Florida 34112
Attorney for Personal Representative:
/s/Paul C. Darrow
Paul C. Darrow, Attorney
Florida Bar Number: 0606715
1415 Panther Lane, Ste. 242
Naples, FL 34109
Telephone: (239) 262-3268
Fax: (239) 591-6683
E-Mail: pdarrow3@aol.com
Secondary E-Mail:
Maxsrock@gmail.com
January 16, 23, 2026 26-00245L

FIRST INSERTION

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

CASE NO. 25-CA-001725

**U.S. BANK TRUST NATIONAL
ASSOCIATION NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,**
Plaintiff, vs.

**CARMEN M. RIVERA AND
CARLOS A. LEON, et al.**
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 5, 2026 and entered in Case No. 25-CA-000189 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein JORGE LUIS BIOSCA SANDOVAL, are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at

www.lee.realforeclose.com on February 19, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 19 AND 20, BLOCK 2062,
CAPE CORAL UNIT 31, ACCORDING
TO THE MAP OR PLAT THEREOF, AS RECORDED
IN PLAT BOOK 14, PAGES 149 THROUGH 165,
INCLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.

and commonly known as: 1219
NE 14TH PL, CAPE CORAL, FL
33909 (the "Property").

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 the seal of the court on 01/08/2026

Kevin C. Karnes

As Clerk of the Circuit Court

Lee County, Florida

(SEAL) T Mann

DEPUTY CLERK

GHIDOTTI | BERGER LLP

Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201

Miami, FL 33161

Telephone: (305) 501-2808

Faximile: (954) 780-5578

By: /s/ Rebecca E. Smith

Jason Duggar, Esq.

FL Bar No.: 83813

Christoph Hellewell, Esq.

FL Bar No.: 114230

Anya E. Macias, Esq.

FL Bar No.: 0458600

Tara Rosenfeld, Esq.

FL Bar No.: 59454

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION

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

Case No.: 25-CA-002914

A&D MORTGAGE LLC, a Florida

Limited Liability Company,

Plaintiff, v.

FORT MYERS BUILDING LLC,

a Delaware Limited Liability

Company; MULTIBANCO

INTERNATIONAL, a Puerto Rico

Company; UNKNOWN TENANT #1;

UNKNOWN TENANT #2;

Defendant.

To the following Defendant(s):

MULTIBANCO INTERNATIONAL, A

PUERTO RICO COMPANY

2821 20th ST SW

LEHIGH ACRES, FL 33976

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

LOT 4, BLOCK 59, UNIT 6, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 93, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 2821 20th St SW, Lehigh Acres, FL 33976

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort

Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 8th day of January, 2026.

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

As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
File No: 4971.000082
January 16, 23, 2026 26-00209L

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-004268

LAKEVIEW LOAN SERVICING,

LLC,

Plaintiff, vs.

MARIA G. HERNANDEZ

MIRELES; DEERE & COMPANY;

LEE COUNTY, FLORIDA CLERK

OF COURT; STATE OF FLORIDA

DEPARTMENT OF REVENUE;

JOSE ALFREDO BOTELLO A/K/A

JOSE A. BOTELLO; JUAN

MANUEL BOTELLO; UNKNOWN

SPOUSE OF JUAN MANUEL

BOTELLO; UNKNOWN SPOUSE

OF JUAN ALFREDO BOTELLO

A/K/A JUAN A. BOTELLO;

UNKNOWN SPOUSE OF MARIA G.

HERNANDEZ MIRELES; SHAUNA

MICOLE KIRBY; UNKNOWN

TENANT

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at, 9:00 AM on the 05 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 2 AND 3, BLOCK 61, UNIT 5, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, OF LEHIGH ACRES,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 70, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

PROPERTY ADDRESS: 2817 3RD ST WEST, LEHIGH ACRES, FL 33971

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

Dated this day of 01/08/2026,

KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: N Wright-Angad

As Deputy Clerk

Submitted by:

De Cubas & Lewis, P.A.

PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Faxsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-02939

January 16, 23, 2026 26-00215L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CIVIL ACTION

Case No.: 24-CA-7366

VILLAGE CREEK CONDOMINIUM

ASSOCIATION, INC.

Plaintiff, v.

JAMES P. BARRY AND UNKNOWN TENANTS OR OCCUPANTS IN POSSESSION

Defendants,

NOTICE IS HEREBY GIVEN pursuant to the Amended Partial Final Judgment of Foreclosure entered on October 1, 2025 and the Agreed Order Approving Stipulation, Disbursing Deposit Funds, Amending Final Judgment Amounts, and Rescheduling Foreclosure sale as to Units 206 and 306 entered on January 5, 2026, in Case No. 24-CA-7366, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which Village Creek Condominium Association, Inc. is the Plaintiff, and James P. Barry and Unknown Tenants or Occupants in Possession are the Defendants, the Clerk of the Circuit Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 AM on February 5, 2026, the following described properties situated in Lee County, Florida:

Condominium Unit No. 206, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided

interest in the common elements appurtenant thereto.

Property Identification No.: 31-44-25-P1-01902.0206

Property address: 2835 Winkler Ave., Unit 206, Fort Myers, FL 33916

-and-

Condominium Unit No. 306, Building 2845, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided

interest in the common elements appurtenant thereto.

Property Identification No.: 31-44-25-P1-01903.0306

Property address: 2845 Winkler Ave., Unit 306, Fort Myers, FL 33916

Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, 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.

WITNESS my hand and the official seal of the Court on 01/08/2026.

Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: T Mann

As Deputy Clerk

Robert J. Hynds, Esq.,

Counsel for Plaintiff

630 S. Orange Ave, Ste 200

Sarasota, Florida 34236

(941) 702-2222

Email: robert@hyndslaw.com

January 16, 23, 2026 26-00213L

FIRST INSERTION

Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 8th day of January, 2026.

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

As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
File No: 4971.000082
January 16, 23, 2026 26-00209L

FIRST INSERTION

Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 8th day of January, 2026.

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

As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
File No: 4971.000082
January 16, 23, 2026 26-00209L

FIRST INSERTION

Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 8th day of January, 2026.

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

As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
File No: 4971.000082
January 16, 23, 2026 26-00209L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
Case No: 23-CA-011099

UNITED WHOLESALE MORTGAGE, LLC,

Plaintiff, vs.
KATHY HORANIC, ET AL.,
Defendants.
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated February 12, 2024 and Order Granting Plaintiff's Motion to Amend Amounts Due & Owing dated January 13, 2026, and entered in Case No. 23-CA-011099 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein UNITED WHOLESALE MORTGAGE, LLC, is the Plaintiff and KATHY HORANIC; SAN CARLOS GOLF VILLAS HOME OWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, is/ are Defendant(s), I, Kevin C. Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash at www.lee.realeforeclose.com at 9:00 a.m. on February 12, 2026 the following described property set forth in said Final Judgment, to wit:

PART OF LOTS 4 AND 5, BLOCK 13, SAN CARLOS PARK GOLF COURSE ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 75, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 8, BLOCK 13, SAN CARLOS PARK GOLF COURSE ADDITION, PLAT BOOK 23, PAGES 72 THROUGH 75, LEE COUNTY, FLORIDA, THENCE NORTH 24° 00' 00" EAST, 396.56 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 24° 00' 00" EAST, 17.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 28° 34' 46", AND A CHORD BEARING OF NORTH 38° 17' 23" EAST, THENCE

ALONG SAID CURVE 99.76 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 138° 40' 10" AND A CHORD BEARING SOUTH 16° 45' 19" EAST, 77.45 FEET TO A P.R.C., THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 62° 05' 24" AND A CHORD BEARING OF SOUTH 55° 02' 42" EAST, 16.26 FEET TO THE P.T. THENCE SOUTH 24° 00' 00" EAST 12.19 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 48° 00' 00" AND A CHORD BEARING OF DUE SOUTH, THENCE ALONG SAID CURVE 46.08 FEET TO THE P.T. THENCE SOUTH 24° 00' 00" WEST, 15.14 FEET, THENCE NORTH 66° 00' 00" WEST, 105.41 FEET TO THE POINT OF BEGINNING.

Commonly known as: 7381 Constitution Cir, Fort Myers, FL 33967

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

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

DATED in Lee County, Florida this 01/14/2026

Kevin C. Karnes
As Clerk of Circuit Court
Lee County, Florida
(SEAL) T Mann
Deputy Clerk

Bradford Petriko, Esq.
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Attorney for Plaintiff
eservice@lenderlegal.com
LLS14939
January 16, 23, 2026 26-00266L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION

CASE NO.: 25-CA-001810

FREE DOM MORTGAGE CORPORATION,

Plaintiff, vs.

ESTATE OF SHIRLEY ANN BOWDLER, et al.,

Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Rest Foreclosure sale entered on January 12, 2026, and the Final Judgment of Foreclosure entered on November 26, 2025, in Case No. 25-CA-001810 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREE DOM MORTGAGE CORPORATION, is Plaintiff, and ESTATE OF SHIRLEY ANN BOWDLER, UNKNOWN HEIRS OF SHIRLEY ANN BOWDLER, SUN COAST CREDIT UNION, STORM SMART BUILDING SYSTEMS LLC, and UNKNOWN SPOUSE OF SHIRLEY ANN BOWDLER are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realeforeclose.com on the 26th day of February, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

Lot 18, Block A1, HERITAGE COVE PHASE I, a subdivision, according to the plat hereof, recorded in Plat Book 64, Pages 90 through 100, inclusive, of the Public Records of Lee County, Florida.

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

Dated 01/14/2026

Kevin C. Karnes
Clerk of Court
(SEAL) By: T Mann
Deputy Clerk

January 16, 23, 2026 26-00272L

Also known as 112 SW 38TH TER, CAPE CORAL, FL 33914. together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 01/13/2026

Kevin Karnes
Clerk of Court, Lee County
(SEAL) By: T Mann
Deputy Clerk of Court

January 16, 23, 2026 26-00247L

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-005239

LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.

LUIS ALBERTO GOMEZ TAMAYO,
et al.

Defendant(s),

TO: LUIS ALBERTO GOMEZ TAMAYO, UNKNOWN SPOUSE OF LUIS ALBERTO GOMEZ TAMAYO, whose last known residences are: 331 HAZELWOOD AVE S, LEHIGH ACRES, FL 33936; and 13219 1ST ST, FORT MYERS, FL 33905; and 3021 NW 16TH STREET, MIAMI, FL 33125

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

LOT 53, BLOCK 1, WEDGEWOOD A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 123 THROUGH 127, INCLUSIVE,

OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 within 130 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 08 day of January, 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

6409 Congress Ave., Suite 100
Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

25-342168

January 16, 23, 2026 26-00229L

FIRST 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-5543

DAVID TURNER,
Plaintiff, vs.

DANIEL QUEEN, TIMOTHY CHARLTON, GEORGE CHARLTON, WILLIS CHARLTON, AND DEENA RICH,
Defendants.

TO: GEORGE CHARLTON, WILLIS CHARLTON, AND DEENA RICH

COMES NOW, the Plaintiff, DAVID TURNER, 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 October 9, 2025. Case No: 2025-CA-5543

1. Lot 372, Block 10, RUSSELL PARK, according to the Map or Plat thereof as recorded in Official Records Book 6, Page 12, of the Public Records of Lee County, Florida.

More commonly known as: 262 Delray Avenue Fort Myers, FL 33905
STRAP:
04-44-25-03-00010.3720

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

Jan. 16, 23, 30.; Feb. 6, 2026

26-00242L

of Lee County, Florida.
More commonly known as: 266 Delray Avenue Fort Myers, FL 33905
STRAP:
04-44-25-03-00010.3730

You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE of YOUR ADVOCATES, PA, Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before February 18, 2026 and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

DATED THIS 9th DAY OF January, 2026.

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

Jan. 16, 23, 30.; Feb. 6, 2026

26-00242L

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-5969

CARMEN A. KROTCHE,
Plaintiff vs.

ERWIN PICADO, GEMA L.
PICADO, all other Unknown
Tenants or Parties occupying or in possession of any part of the land to be foreclosed upon as of the date of the filing of the Notice of Filing of Lis Pendens, Unknown Tenant #1, and Unknown Tenant #2, Unknown Person in Possession #1, Unknown Person in Possession #2, and all Unknown Parties as heirs, devisees, or grantees assigned as lieholders, creditors, trustees, or in any other capacity, claiming by, through, or against or the named Defendants, Defendants.

TO: The last known address of ERWIN PICADO and GEMA L. PICADO is 18570 Durance Road, North Fort Myers, FL 33917.

And whose current addresses are unknown.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property and located at 18570 Durance Road, North Fort Myers, FL 33917, and more fully described as:

The North Half (N 1/2) of the

South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Township 43 South, Range 25 East, Lee County, Florida. Subject to a road right-of-way along the West side of the property.

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days of the first publication of this Notice, to wit on Melville G. Brinson III, Plaintiff's attorney, whose address is Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@afblaw.com, and file the original with the Clerk of this Court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS, my hand and seal of the court on the 14th day of January 2026.

KEVIN C. KARNES
As Clerk of the Court

(SEAL) By: K Harris
As Deputy Clerk

Melville G. Brinson III,
Plaintiff's attorney,
Melville G. Brinson III, P.A.
8359 Stringfellow Road,
Saint James City, FL 33956,
Brinson@afblaw.com,
{00087579.DOCX}

January 16, 23, 2026 26-00268L

FIRST 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-005273

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

PUT YOUR LIS IN LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

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

LV20878_175

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL DIVISION

CASE NO. 25-CA-003996

ONSLAW BAY FINANCIAL LLC,
Plaintiff, vs.

MICHAEL F. PRUCHA A/K/A
MICHAEL PRUCHA; UNKNOWN
SPOUSE OF MICHAEL F. PRUCHA
A/K/A MICHAEL PRUCHA; THE
VILLAGES AT THE DUNES
HOMEOWNER'S ASSOCIATION,
INC.; UNKNOWN TENANT NO.
1; UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

TO: UNKNOWN SPOUSE OF MI-
CHAEL F. PRUCHA A/K/A MICHAEL
PRUCHA

Last Known Address

1444 SANDPIPER CIR

SANIBEL, FL 33957

Current Residence is Unknown

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

Florida:
UNIT 22B, LAKESIDE VIL-
LAS, PHASE II, THE DUNES
AT SANIBEL ISLAND, MORE
FULLY DESCRIBED AS FOL-
LOWS:

A LOT OR PARCEL OF LAND
LYING IN LOT 22, PHASE II,
THE DUNES AT SANIBEL IS-
LAND, SECTION 19, TOWNSHIP
46 SOUTH, RANGE 23
EAST, CITY OF SANIBEL AS
SHOWN ON SHEET 2 OF
PLAT RECORDED IN PLAT
BOOK 33, BEGINNING AT
PAGE 89, LEE COUNTY, RE-
CORDS WHICH LOT OR PAR-
CEL IS DESCRIBED AS FOL-
LOWS: BEGINNING AT THE
SOUTHWEST CORNER OF
SAID LOT 22 AS SHOWN ON
SAID PLAT, RUN EASTERLY
ALONG THE SOUTHERLY
LINE OF SAID LOT ALONG
THE ARC OF A CURVE TO
THE RIGHT OF RADIUS 70
FEET FOR 13.95 FEET TO A
POINT OF REVERSE CURVA-
TURE, THENCE CONTINUE
ALONG SAID SOUTHERLY
LINE ALONG THE ARC OF
A CURVE TO THE LEFT OF
RADIUS 435 FEET FOR 36.74
FEET TO AN INTERSEC-
TION WITH THE SOUTH-
ERLY PROLONGATION OF

A CENTERLINE OF THE
PARTY WALL OF AN EXIST-
ING DUPLEX STRUCTURE;
THENCE RUN NORTH 01
DEGREES 08 MINUTES 27
SECONDS EAST ALONG SAID
PROLONGATION, SAID CEN-
TERLINE AND THE NORTH-
ERLY PROLONGATION OF
SAID CENTERLINE FOR
248.06 FEET TO THE NORTH
LINE OF SAID LOT; THENCE
RUN NORTH 87 DEGREES
23 MINUTES 53 SECONDS
WEST ALONG SAID NORTH
LINE FOR 50.12 FEET TO
THE NORTHWEST CORNER
OF SAID LOT; THENCE RUN
SOUTH 01 DEGREES 09 MIN-
UTES 00 SECONDS WEST
ALONG THE WEST LINE OF
SAID LOT FOR 242.20 FEET
TO THE POINT OF BEGIN-
NING. ALL LYING AND BE-
ING IN LEE COUNTY, FLOR-
IDA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Diaz Anselmo
& Associates, P.A., Plaintiff's attorneys,
whose address is P.O. BOX 19519, Fort
Lauderdale, FL 33318, (954) 564-0071,
answers@dallegal.com, within 30 days
from first date of publication, and file
the original with the Clerk of this Court
either before service on Plaintiff's at-

torneys or immediately thereafter; other-
wise a default will be entered against
you for the relief demanded in the com-
plaint or petition.

If you are a person with a disability
who needs any accommodation in or-
der 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hearing-
or voice impaired, call 711.

DATED on 01/09/2026

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

As Deputy Clerk

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1463-214147 / ME2
January 16, 23, 2026 26-00267L

FIRST INSERTION

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

Case No.: 25-CA-004626

THE UNITED STATES OF
AMERICA ON BEHALF OF ITS
AGENCY, THE SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT,

Plaintiff, v.

THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, CREDITORS,
LIENORS AND TRUSTEES
OF GEORGE W. HIME, JR.,
DECEASED; JUDY LYNN HIME;
GEORGE W. HIME III; BRIAN
THEODORE HIME; JENNIFER
LEIGH HIME; LARRY DOUGLAS
HUDSON JR.; ALL UNKNOWN
PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR
AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
GEORGE W. HIME III
(LAST KNOWN ADDRESS)
3600 MYSTIC POINTE DR., APT 1214
AVENUTRA, FL 33180

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

BEGINNING AT THE NORTH-
WEST CORNER OF LOT 1,
BLOCK 11, UNIT 3, SECTION
33, TOWNSHIP 44 SOUTH,
RANGE 27 EAST, AS SHOWN
ON THE PLAT AS RECORDED
IN DEED BOOK 248, PAGE 460
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA,
GO EASTERLY ALONG THE
NORTH BOUNDARY OF SAID
LOT 104.36 FEET; THENCE
SOUTHERLY ON A LINE
PARALLEL TO THE WEST
BOUNDARY OF SAID LOT

140.74 FEET; THENCE WEST-
ERLY ON A LINE PARALLEL
TO THE NORTH BOUND-
ARY OF SAID LOT 104.36
FEET; THENCE NORtherly
ALONG THE WEST BOUND-
ARY OF SAID LOT 140.74
FEET TO THE POINT OF BE-
GGINING.

a/k/a 1000 Leeland Hghts Blvd
E, Lehigh Acres, FL 33936

has been filed against you and you are
required to serve a copy of your written
defenses, if any, upon Kelley Kronen-
berg, Attorney for Plaintiff, whose address
is 10360 West State Road 84, Fort
Lauderdale, FL 33324 within 30 days
after the first publication of this Notice
in Business Observer and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint.

This notice is provided pursuant to
Administrative Order No. 2.065.

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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hearing-
or voice impaired, call 711.

WITNESS my hand and the seal
of this Court this 14th day of January,
2026.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
January 16, 23, 2026 26-00262L

FIRST INSERTION

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

CIVIL ACTION

CASE NO.: 36-2025-CA-003922

LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, vs.

THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER,
OR AGAINST TERRENCE
WHITFIELD, DECEASED, et al,
Defendant(s).

To: THE UNKNOWN HEIRS,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
OR OTHER CLAIMANTS CLAIM-

ING BY, THROUGH, UNDER, OR
AGAINST TERRENCE WHITFIELD,
DECEASED

Last Known Address:

Unknown

Current Address: Unknown

TERRENCE DEMICHAEL WHIT-
FIELD

Last Known Address:

1572 Magellan Dr Apt 106

Virginia Beach, VA 23454

Current Address: Unknown

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

LOTS 15 AND 16, BLOCK 5551,
UNIT 84, CAPE CORAL SUB-
DIVISION, ACCORDING TO
THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 24,
PAGES 30 THROUGH 48, IN-
CLUSIVE, OF THE PUBLIC
RECORDS OF LEE COUNTY,

FLORIDA.
A/K/A 3315 NE 9TH AVE CAPE
CORAL FL 33909

has been filed against you and you are
required to file written defenses with
the clerk of court and to serve a copy
within 30 days after the first publica-
tion of the Notice of Action, on Alber-
telli Law, Plaintiff's attorney, whose
address is P.O. Box 23028, Tampa, FL
33623; otherwise, a default will be en-
tered against you for the relief demand-
ed in the Complaint or petition.

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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hearing-
or voice impaired, call 711.

This notice shall be published once a
week for two consecutive weeks in the
Business Observer.

WITNESS my hand and the seal of
this court on this 12th day of January,
2026.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-003732
January 16, 23, 2026 26-00232L

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

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

and select the appropriate County
name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
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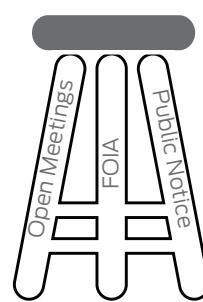
**Business
Observer**

14

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience.

Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA002417

WILMINGTON TRUST NORTH
AMERICA, AS TRUSTEE FOR
TRYON STREET ACQUISITION
TRUST I

Plaintiff(s), vs.

LIYAH GROUP LLC

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 30, 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 Chapter 45, Florida Statutes on the 22nd day of January, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or, to wit:

LOT 32 AND 33, BLOCK 4323, CAPE CORAL UNIT 61, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 4 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address: 2359 Northwest 38th Avenue, Cape Coral, FL 33993

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. 24-009913-3
January 9, 16, 2026 26-00161L

SECOND INSERTION

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

CASE NO.: 25-CC-006861

ORANGE HARBOR CO-OP, INC.,

Plaintiff, vs.

ALL UNKNOWN BENEFICIARIES,
HEIRS, SUCCESSORS, ASSIGNS,
AND DEVISEES OF JAMES

SATHER JR., and UNKNOWN

PARTY OR PARTIES IN

POSSESSION

Defendants.

TO: Unknown Party or Parties in
Possession

251 Hamlin Drive

Lot No. 251

Fort Myers, Florida 33905

YOU ARE NOTIFIED that an action for Possession of Real Property located at:

251 Hamlin Drive, Lot No. 251,

Fort Myers, Florida 33905

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE February 09, 2026 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 or petition.

WITNESS Kevin C. Karnes, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida.

Dated: 12/30/2025

KEVIN C. KARNES
Clerk of the Circuit and County Court
(SEAL) By: K Shoap

As Deputy Clerk

Brian C. Chase, Esq.,
Plaintiff's attorney,
1313 North Howard Avenue,
Tampa, Florida 33607
January 9, 16, 23, 30, 2026
26-00143L

SECOND INSERTION

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

CIVIL ACTION

CASE NO. 22-CA-004898

ANA BELLE WILLIAMS,
individually, And as Surviving
Trustee of The Williams Trust dated
November 16, 2005,

Plaintiffs, vs.

CECIL R. WHIDDEN, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to Order scheduling foreclosure sale or Final Judgment, entered in Civil Case No.: 22-CA-004898 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein CONNIE DARR, as Successor Trustee of the Williams Trust dated November 16, 2005, Plaintiff and, Defendants, CECIL R. WHIDDEN, WENDY ANN WHIDDEN, UNKNOWN SPOUSE OF WENDY ANN WHIDDEN; UNKNOWN TENANTS IN POSSESSION and UNKNOWN PERSON IN POSSESSION, Clerk of the Circuit Court, Kevin C. Karnes, will sell to the highest bidder for each BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSURE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on February 12, 2026.

The described property as set forth in said Final Judgment, to wit is attached as "Exhibit A" EXHIBIT "A"

A certain parcel of land located in Section 15, Township 44 South, Range 25 East, Lee County, Florida, as more particularly described below.

BEGINNING at the Southwest corner of the South 2/3 of the North 3/5 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 15 and running North 2°, 46' 16" West 108.31 feet; thence North 89°, 14' 21" East, 105.06 feet; thence South 2°, 46' 16" East, 108.02 feet; thence South 89°, 04' 57" West, 105.05 feet to the place of beginning.

Together with a non-exclusive easement for ingress and egress over the following described real property:

The South 14 feet, less the West 105 feet, of the North 2/3 of the East 1/2 of the Southeast 1/4 of the

the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 44 South, Range 25 East, Lee County, Florida, and

The North 13 feet, less the West 105 feet, of the South 1/3 of the North 3/5 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 44 South, Range 25 East, Lee County, Florida, and

Together with a non-exclusive right to use for ingress and egress purposes, all rights of grantor given to grantor for ingress and egress in that certain Grant of Easement dated January 11, 1994 between James F. Daggett and Virginia O. Daggett, Grantors, and R. D. Dix, Sr., also known as Ressie Dix, Sr., Grantee, as recorded in O.R. Book 2471, Page 2177, Public Records of Lee County, Florida, which Grant of Easement is incorporated herein by this reference.

Together with a non-exclusive right to use for ingress and egress purposes, all rights of grantor given to grantor for ingress and egress in that certain Grant of Easement dated December 10, 1993 between Richard Dix and Virginia Dix, Grantors, and R. D. Dix, Sr., also known as Ressie Dix, Sr., Grantee, as recorded in O.R. Book 2471, Page 2179, Public Records of Lee County, Florida, which Grant of Easement is incorporated herein by this reference.

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.

Kevin Karnes
CLERK OF THE CIRCUIT COURT
Lee County, Florida
(SEAL) By: T Mann

DEPUTY CLERK OF COURT
Submitted by Attorney for Plaintiff:
Richard M. Ricciardi, Jr., Esq.
Your Advocates
2050 McGregor Blvd.
Fort Myers, FL 33901
Telephone: (239) 689-1096
Facsimile: (239) 791-8132
5448.012
January 9, 16, 2026 26-00155L

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

CASE NO.: 25-CA-000992

EQUITY TRUST COMPANY,

CUSTODIAN FBO DAVID

KEEL IRA and DAVID KEEL AS

TRUSTEE OF THE DAVID D. KEEL

REVOCABLE LIVING TRUST,

Plaintiff, vs.

GABRIELLE MONIQUE MILLS,

AS TRUSTEE OF THE ROBERT

STEVEN MILLS TRUST CREATED

BY THE ANNA MILLS TRUST

DATED NOVEMBER 9, 2012;

ROBERT S. MILLS A/K/A ROBERT

STEVEN MILLS; BELL

VILLA PROPERTY OWNERS

ASSOCIATION, INC.; UNKNOWN

TENANT IN POSSESSION

I; UNKNOWN TENANT IN

POSSESSION II, if alive, and if

dead, the unknown spouses, heirs,

devisees, grantees, assignees,

lienees, creditors, trustees other

persons claiming by, through, under

or against them, or any of them and

all unknown persons,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated December 30, 2025, entered in Civil Case No.: 25-CA-000992 of the Twentieth Judicial Circuit in and for Lee County, Fort Myers, Florida, I will sell to the highest and best bidder of cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of January, 2026 at 09:00 a.m., the following described property as set forth in said Final Judgment, to wit:

Parcel 1:

LOT 117 OF BELL VILLA, AN

UNRECORDED SUBDIVISION

LOCATED IN SECTION

18, TOWNSHIP 47 SOUTH,

RANGE 26 EAST, LEE COUNTY,

FLORIDA, AND MORE

PARTICULARLY DESCRIBED

AS:

A PARCEL OR TRACT

OF LAND LYING IN THE

SOUTHWEST QUARTER OF

SECTION 18, TOWNSHIP 47

SOUTH, RANGE 26 EAST,

LEE COUNTY, FLORIDA, AND

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE

SOUTHWEST CORNER OF

SAID SECTION 18; THENCE

S89°44'31" E FOR 1498.1 FEET;

THENCE N0°01'05" W FOR

392.74 FEET TO THE POINT

OF BEGINNING; THENCE

CONTINUE N0°01'05" W FOR

118.09 FEET; THENCE

01°25'30" E FOR 33.37 FEET

TO THE NORTH RIGHT OF

WAY LINE OF STATE ROAD

N-78 (BAYSHORE ROAD);

THENCE CONTINUE NORTH

01°25'30" E ALONG THE

CENTERLINE OF A ROADWAY

50 FEET WIDE FOR

97.98 FEET TO A POINT OF

CURVATURE; THENCE RUN

NORTHEASTERLY ALONG

SAID CENTERLINE ALONG

THE ARC OF A CURVE TO

THE RIGHT OF RADIUS

99.79 FEET FOR 73.15 FEET

TO A POINT OF REVERSE

CURVATURE; THENCE RUN

NORTHEASTERLY AND

NORTHERLY ALONG SAID

CENTERLINE ALONG THE

ARC OF A CURVE TO THE

LEFT OF RADIUS 95 FEET

FOR 72.13 FEET TO A POINT

OF TANGENCY; THENCE

RUN NORTH 00° 04' 20"

WEST ALONG SAID CENTER-

LINE FOR 210 FEET TO AN

INTERSECTION WITH THE</

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-006370

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3

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

Defendant(s),
604-6 LAKE GRASMERE WAY
FT MYERS, FL 33908
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BILLIE LEWIN A/K/A BILLIE A. LEWIN, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, credi-

FOURTH 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, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Liens, 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, Devisees, Grantees, Assignees, Liens, 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, Devisees, Grantees, Assignees, Liens, 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, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; The Unknown Devisees of the Estate of Constance Stout Wallace, Deceased, by and through Andrew D. Voeltz, as Successor Personal Representative of the Estate of Constance Stout Wallace; Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nikki Jones, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald Jones, Deceased; Darrick Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs,

FOURTH 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,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Mary Sapp, Deceased;

The Unknown Heirs, Devisees,

Grantees, Assignees, Liens,

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, Devisees,

Grantees, Assignees, Liens,

Creditors, Trustees, and all

other parties claiming interest by,

through, under or against the

Estate of Floyd Wallace, Deceased;

Linda Parlin; Anthony Wallace;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Donald Jones, Deceased;

Darrick Wallace; The Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Donald Jones, Deceased;

Darrick Wallace; The Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

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The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

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under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by, through,

under or against the Estate

of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Deisees, Grantees, Assignees,

Liens, Creditors, Trustees,

and all other parties

claiming interest by

--- ESTATE / ACTIONS / SALES ---

SECOND 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

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-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, or 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

SECOND 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

SECOND 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. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDED'S DATE OF DEATH IS 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, 23, 30, 2026

26-00186L

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 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@kahaneandassociates.com

File No.: 25-00800 NML

V6.20190626

V4.20190425

January 9, 16, 2026 26-00194L

SECOND 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 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, 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDED'S DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME PERIODS 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:

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

SECOND 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
DIVISION: CIVIL
CASE NO. 25-CC-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

SECOND 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. 732.221, 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 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@hn-hlaw.com
Secondary Email:
jrivera@hn-hlaw.com
January 9, 16, 2026 26-00173L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
DIVISION: CIVIL
CASE NO. 25-CC-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
service@michaelbelle.com
50203 / 13-83154
January 9, 16, 2026 26-00151L

SECOND INSERTION

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

CASE NO. 25-CA-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;
BRENDA FAYE JONES A/K/A
BRENDA FAY JONES; UNKNOWN
TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com at, 9:00 AM on the 22 day of January, 2026, the following described property situated in Lee County, Florida, to wit:

Lot 35, IMPERIAL RIVER ESTATES, more particularly described as follows:

From the Northwest corner of Lot 16, Bonita Farms #1, as recorded in Plat Book 3, Page 27, Public Records of Lee County, Florida, in the Northwest Quarter of Section 35, Township 47 South, Range 25 East, Lee County, Florida, run South 150 feet; thence East 1 foot; thence South 75 feet to the Point of Beginning; continue South 75 feet; thence East 159 feet; thence North 75 feet; thence West 159 feet to the Point of Beginning.

Property Address: 14889
BONAIRE CIR, FORT MYERS,
FL 33908

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
25-03316
January 9, 16, 2026 26-00153L

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,
FLORIDA

DIVISION: CIVIL
CASE NO. 25-CC-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, 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:

Unit Week No. 37, in Condominium Parcel No. 221, 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 1478, Page 2171, in the Public Records of Lee County, Florida.

A/K/A UNIT 221, 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 before the clerk reports the surplus as unclaimed.

Kevin Karnes

CLERK OF THE CIRCUIT COURT
As Clerk of the 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

SECOND 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.

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

Personal Representative:

Lois Smith-Weiss

14529 N. Greater Hills Blvd.

Clermont, FL 34711

Attorney for Personal Representative:
Lynn R. Emerson, Esq.
Florida Bar Number: 55757
BusinessLegal, PC
1145 SW 45th Ter.
Cape Coral, FL 33914
239-329-2151 (P)
239-329-2150 (F)

Lynn.Emerson@businesslegalfla.com

January 9, 16, 2026 26-00146L

SECOND 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. LONDON A/K/A
BEVERLY

SECOND 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, ETAL., DEFENDANT(S).**

TO: Unknown Tenant in Possession of the Subject Property

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

Current Residence: UNKNOWN

TO: Amanda Teckenbrock

Last Known Address: 567 Chamomix 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: 2434 Lantana Ave Lehigh Acres FL 33973

Current Residence: UNKNOWN

TO: Rodney Teckenbrock

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

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

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

Lot 2, Block 12, Unit 6, Section 16, Township 45 South, Range 27

East, Lehigh Acres, according to

map or plat thereof as recorded in Plat Book 27, Page 169, of the Public Records of Lee County, Florida.

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

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

WITNESS my hand and the seal of this Court this 07 day of January, 2026.

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

As Deputy Clerk

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

25FL373-0339

January 9, 16, 2026 26-00192L

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-005826

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF LAWRENCE

A. MANNING, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CAROLYN

CZERWINSKI, DECEASED, LINDA BUCH, AS KNOWN HEIR OF

CAROLYN CZERWINSKI, WILMA TERENNA, AS KNOWN HEIR OF CAROLYN CZERWINSKI, ROBERT F. MANNING, AS KNOWN HEIR OF LAWRENCE A. MANNING, MARIAN E. BENDER, AS KNOWN HEIR OF LAWRENCE A. MANNING, LINDA BUCH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROLYN CZERWINSKI, et al.

Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF LAWRENCE A. MANNING, DECEASED

CURRENT RESIDENCE UNKNOWN

LAST KNOWN ADDRESS UNKNOWN

MARIAN E. BENDER, AS KNOWN HEIR OF LAWRENCE A. MANNING

CURRENT RESIDENCE UNKNOWN

LAST KNOWN ADDRESS 10737 COCOATREE CT.

LEHIGH ACRES, FL 33936 and AND

8838 SABRE ST

QUEENS VILLAGE, NY 11427

UNKNOWN SPOUSE OF MARIAN E. BENDER

CURRENT RESIDENCE UNKNOWN

LAST KNOWN ADDRESS 8838 SABRE ST

QUEENS VILLAGE, NY 11427

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CAROLYN CZERWINSKI, DECEASED

CURRENT RESIDENCE UNKNOWN

LAST KNOWN RESIDENCE UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida:

LOT 13, BLOCK 4, LAURELWOOD, BEING PART OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AND A RE-PLAT OF TRACT A OF ADDITION TWO TO LEHIGH ACRES AS RECORDED IN PLAT BOOK 18, PAGE 151; ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 59 THROUGH 62, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

commonly known as 10737 COCOATREE CT, LEHIGH ACRES, FL 33936 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: January 07, 2026

CLERK OF THE COURT

Honorable Kevin C. Karnes

1700 Monroe Street

Ft. Myers, Florida 33902

(SEAL) By: K Shoap

Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F328202/2531279/wp

January 9, 16, 2026 26-00189L

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

1/10/2026

LEE COUNTY

--- ACTIONS / PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALETo 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 - plasecencia, 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, Lilliana; 2228

- MCDONALD, RAMLA ODE; 2253 - Cardenas, Jocelyn; 2269 - Rivera, Gloria; 2309 - James, Patricia; 3045 - tatlock, Ashlee; 3056 - Roberts, Duwayne; 3065 - Canales-

Lucio, Eva; 3078 - Rarick, Shannley; 3080 - Izidor, Paulo; 3097 - Stanek, Jessica; 3101 - Perry, Dallas; 3102 - Buck, Kathy; 3126 - Pierre, Destiney; 3128 - Lee, Angela;

- 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 - Schulz, Kevin; 2033 - Perry, Jaylen; 2041 - Black, Cashari; 2055 - Jesters, James; 2057 - Johnson, Jeffrey; 2075 - Heater, Debra; 2084 - Owens, Trellany; 2115 - Heater, Debra; 2176 - Marcellus, Jackson; 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.

26-00128L

SECOND INSERTION

NOTICE OF PUBLIC SALETo 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; 951 - Belinato, Wesley

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.</

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

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

CASE NO.: 2025-CA-006552

DOUBLE Z INVESTMENTS, LLC, Plaintiff, v.

CHE-SAN LAI,

Defendant.

TO: CHE-SAN LAI

140-30 SANFORD AVE., #4C

FLUSHING, NEW YORK 11355

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:

LOT 1-2, BLOCK 3522, UNIT 47 PART 2 CAPE CORAL, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 112-127 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your writ-

ten defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 7th day of January, 2026.

Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: K Harris

As Deputy Clerk

The Law Office of C.W. Wickersham, Jr., P.A.

Plaintiff's attorney,

2720 Park Street, Suite 205,

Jacksonville, Florida, 32205,

Phone Number: (904) 389-6202

January 9, 16, 23, 30, 2026

26-00184L

SECOND INSERTION

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

PROBATE DIVISION

CASE NO.: 25-CP-003860

IN RE: ESTATE OF

RICHARD T. PULEO,

Deceased.

The administration of the estate of Richard T. Puleo, deceased, whose date of death was October 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Boulevard, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Christina M. Puleo

5279 S. Walcott Ave.

Boise, ID 83709

Attorney for Personal Representative:

Patricia L. Lincoln, Esq.

Florida Bar No.: 1049256

ELLIS LAW GROUP, P.L.

4755 Technology Way, Suite 205

Boca Raton, FL 33431

Telephone: (561) 910-7500

Fax: (561) 910-7501

E-Mail: P.lincoln@ellis-law.com

Secondary: Service@ellis-law.com

January 9, 16, 2026

26-00168L

SECOND INSERTION

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

CIVIL DIVISION

CASE NO.: 25-CA-006095

ONSLOW BAY FINANCIAL LLC,

Plaintiff, vs.

MARGARITA NEGRON, et al.,

Defendants.

TO: MARGARITA NEGRON

9302 VIA SAN GIOVANI ST, FORT

MYERS, FL 33905

UNKNOWN SPOUSE OF MARGARI-

TA NEGRON

9302 VIA SAN GIOVANI ST, FORT

MYERS, FL 33905

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

LOT 161, PROMENADE WEST AT THE FORUM, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2012000101717, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 within thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 7th day of January, 2026.

KEVIN C. KARNES

As Clerk of the Court

(SEAL) By: K Harris

As Deputy Clerk

De Cubas & Lewis, P.A.,

Attorney for Plaintiff,

PO BOX 5026,

FORT LAUDERDALE, FL 33310

25-03277

January 9, 16, 2026

26-00172L

SECOND INSERTION

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

CIVIL DIVISION

CASE NO. 25-CC-006474

PLANTATION BEACH CLUB III OWNERS' ASSOCIATION, INC., a

Florida non-profit corporation,

Plaintiff, vs.

ANDREAS GRUNIG AND

BARBARA GRUNIG,

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 Weekly 44 in Condominium Parcel Letter I (a/k/a Unit) of PLANTATION BEACH CLUB III, PHASE I, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1422 at Page 2218, as amended in Official Records Book 1531, Page 1855, in the Public Records of Lee County, Florida and all additional 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 01/06/2026,

KEVIN C. KARNES,

CLERK OF COURT

(SEAL) By: N Wright-Angad

Deputy Clerk

Michael J. Belle, Esquire

Attorney for Plaintiff

service@michaelbelle.com

49364 / 7-11870

January 9, 16, 2026

26-00172L

SECOND INSERTION

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

CIVIL DIVISION

CASE NO. 25-CA-003092

U.S. BANK TRUST NATIONAL

ASSOCIATION, AS TRUSTEE OF

WATERFALL VICTORIA III-NB

GRANTOR TRUST,

Plaintiff, vs.

UNKNOWN HEIRS

BENEFICIARIES, DEVISEES,

SURVIVING SPOUSE, GRANTEES,

ASSIGNEE, LIENORS,

CREDITORS, TRUSTEES, AND

ALL OTHER PARTIES CLAIMING

AN INTEREST BY THROUGH

UNDER OR AGAINST THE

ESTATE OF DONALD C. SCOTT,

DECEASED; et al.,

Defendant(s).

TO: Donna Marie Greene

Last Known Residence: 10044 Bard-

moor Ct North Fort Myers, FL 33903

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

LOT 1, BLOCK 2, PINE LAKES COUNTRY CLUB PHASE V,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 37

THROUGH 40, PUBLIC RE-

CORDS OF LEE COUNTY, FLORIDA

TOGETHER WITH: 1993 MH

VIN# FLHMB56535224A

AND FLHMB56535224B

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on ALDRIDGE

PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before within

30 days of publication, and file the original

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

Dated on January 07, 2026

Kevin C. Karnes

As Clerk of the Court

(SEAL) By: K Shoap

As Deputy Clerk

ALDRIDGE PITE, LLP,

Plaintiff's attorney,

401 W. Linton Blvd. Suite 202-B

Delray Beach, FL 33444

1133-3769B

Ref# 14032

January 9, 16, 2026

--- TAX DEEDS / ACTIONS / PUBLIC SALES ---

THIRD 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: 23-18721
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

THIRD 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 04-44-25-20-00001.0260

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

26-00034L

THIRD 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 Assignee 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

THIRD 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 9, BLOCK 9, UNIT 3, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 54 AND 55, 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

THIRD 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 18, PAGE 133, OF THE 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

THIRD 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

26-00079L

THIRD INSERTION

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

Tax Deed #:2025002318

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: 23-16847
Year of Issuance 2023 Description of Property LOT 6, BLOCK 25, UNIT 7, 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, LESS SUBSURFACE RIGHTS. Strap Number 24-44-27-07-00025.0060

Names in which assessed:

TARPON IV LLC TWJ PAN FLORIDA 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

26-00016L

THIRD INSERTION

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

Tax Deed #:2025002332

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: 23-16941
Year of Issuance 2023 Description of Property LOT 2, BLOCK 10, UNIT 3, SECTION 25, 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 36, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 25-44-27-03-00010.0020

Names in which assessed:

URISHA ALI

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

26-00017L

THIRD 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

26-00017L

THIRD INSERTION

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

Tax Deed #:2025002275

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: 23-16770
Year of Issuance 2020 Description of Property LOT 5, BLOCK 51, UNIT 6, LEHIGH ACRES, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 60, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-26-06-00051.0050

Names in which assessed:

HIGHTOWER PROPERTIES LLC, HIGHTOWER PROPERTIES 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

26-00002L

THIRD INSERTION

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

Tax Deed #:2025002275

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: 23-16770
Year of Issuance 2020 Description of Property LOT 5, BLOCK 51, UNIT 6, LEHIGH ACRES, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 60, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-44-26-06-00051.0050

Names in which assessed:
HIGHTOWER PROPERTIES LLC, HIGHTOWER PROPERTIES 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

26-00011L

THIRD INSERTION

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

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