

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on December 9, 2025, issued an Individual Environmental Resource permit (permit) with conditions, Permit Number 36-110492-P, Application Number 230821-39986, to Boca Holdings, LLC, Timothy Paul, Trustee, c/o Timothy W. Paul Revocable Trust, 1335 Sadlier Circle E Drive, Indianapolis, IN 46239 (Operating Entity: Caloosahatchee Ridge Condominium Owners Association, Inc.), to construct and operate a stormwater management (SWM) system serving 45.11 acres of residential development known as Caloosahatchee Ridge within a 102.15-acre site. The site is located on the west side of State Road 31, approximately 0.40 miles north of Palm Beach Boulevard (SR 80), in Lee County, Florida, Section 25, Township 43, Range 25.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action.

Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SF-WMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11-inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Principled Growth located at 1311 Rio Vista Ave in the City of Fort Myers, Lee, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of January, 2026
Principled Paths, LLC
January 16, 2026 26-00218L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FRESH NSO CLEAN located at 1207 NW 22nd ave in the City of cape coral, Lee, FL 33993 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of January, 2026
Hannah Cummings
January 16, 2026 26-00222L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FRESH NSO CLEAN located at 1207 NW 22nd ave in the City of cape coral, Lee, FL 33993 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of January, 2026
Hannah Cummings
January 16, 2026 26-00223L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of B'S GRILLHOUSE located at 728 SW PINE ISLAND ROAD, #1 in the City of CAPE CORAL, Lee, FL 33991 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of January, 2026
COCAMO INVESTMENTS LLC
January 16, 2026 26-00241L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BUCON HVAC INC located at 11701 Olivetti Ln APT 304 in the City of Fort Myers, Lee, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of January, 2026
Adam Bucon
January 16, 2026 26-00251L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MARIO'S BRUNCH located at 20301 GRANDE OAK SHOPPES DRIVE, #108 in the City of ESTERO, Lee, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of January, 2026
NUVEL INVESTMENTS LLC
January 16, 2026 26-00224L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Armando Lago / TAQUERIA EN CALIENTE LLC will engage in business under the fictitious name TAQUERIA EN CALIENTE 2, with a physical address 4523 Palm Beach Blvd Fort Myers, FL 33901, with a mailing address 4547 29th st sw Lehigh Acres, FL 33973, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 16, 2026 26-00221L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Fritz Wellness & Sales Consulting located at 1262 N Gator Cir in the City of Cape Coral, Lee, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of January, 2026
TraciFritz
Traci Fritz
January 16, 2026 26-00246L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ArchWell Health - Salvista located at 5660 Bayshore Road, Unit 42 in the City of North Fort Myers, Lee, FL 33917 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of January, 2026
ArchWell Health Medical of Florida, LLC
January 16, 2026 26-00257L

FIRST INSERTION

Notice of Public Sale

Pursuant to Section 715.109, notice is herebygiven that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

1967 MIRA mobile home, VIN 1419 and the contents therein, if any, abandoned by previous owners and tenants Jorge L. Morales Martinez. On January 27, 2026 at 9:30 a.m. at 541 New York Drive, Lot 58, Fort Myers, Florida 33905
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
Alyssa M. Nohren, FL Bar No. 352410
2033 Main Street
Suite 600
Sarasota, Florida 34237
Telephone: (941) 366-8100
Facsimile: (941) 366-6384
anohren@icardmerrill.com
smenasco@icardmerrill.com
Attorneys for Tice Mobile & RV Park
January 16, 23, 2026 26-00219L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that DONALD DEBONO, OWNER, desiring to engage in business under the fictitious name of DEBONO'S STOP AND GO located at 2200 SANTA BARBARA BLVD S, CAPE CORAL, FLORIDA 33991 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 16, 2026 26-00237L

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that MICHA OLSON, desiring to engage in business under the fictitious name MICHA OLSON ART located at 25608 LUCI DR, BONITA SPRINGS, FL 34135, intends to register said name in LEE County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 16, 2026 26-00202L

FIRST INSERTION

Notice of Public Sale

The following units are set for Auction on 02/03/2026 at 8:00 am, with a first run ad on January 16th and second run on January 23rd. Adam Knoll unit 3346, Courtney Knight unit 3349, and Brooklyn Palarczyk unit 1209

January 16, 23, 2026 26-00220L

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Little Connection Studio located at 17562 cypress point rd in the City of Fort Myers, Lee, FL 33967 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of January, 2026
Billie Haftke
January 16, 2026 26-00261L

FIRST INSERTION

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

FLORIDA CIVIL DIVISION

CASE NO.: 25-DR-005770

IN RE THE MARRIAGE OF:

TORIE SECKLER,

Petitioner/Wife,

and

RYAN SECKLER,

Respondent/Husband.

TO: RYAN SECKLER

12821 Commerce Lakes Dr Suite 6
Fort Myers, FL 33913

YOU ARE NOTIFIED that a PETITION FOR DISSOLUTION OF MARRIAGE AND OTHER RELIEF has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Dustin Butler of Martin Law Firm, P.L., Petitioner's attorney, whose address is 3701 Del Prado Boulevard S., Cape Coral, Florida 33904, on or before February 23, 2026 and file the original with the clerk of this court at Lee County Courthouse, Family Division, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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 this January 13, 2026.

Kevin C. Karnes

CLERK OF THE CIRCUIT COURT

(SEAL) By: E Bakelman

Deputy Clerk

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

26-00254L

FIRST INSERTION

NOTICE OF ACTION FOR PETITION TO ESTABLISH PATERNITY, PARENTAL RESPONSIBILITY, TIME SHARING AND SUPECEDING CHILD SUPPORT ORDER

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

CASE NO. 25DR8437

JUDGE: Carolyn D. Swift

IN RE:

MIGUEL ANGEL GARCIA

OCASIO,

Petitioner/Father,

and

DIANA WILLARD,

Respondent/Mother.

TO: DIANA WILLARD, whose last known address is:

224 NW 24th Place, Cape Coral, FL 33993.

YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to the attorney for the Petitioner, as follows: SUSAN L. RAY, ESQUIRE, 4206 DEL PRADO BLVD. S., CAPE CORAL, FL 33904 on or before February 17, 2026 and file the original with the clerk of the Court, Lee County, Florida, 1700 Monroe Street, Fort Myers, FL 33901, before service on Petitioner's attorney or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE JOINT PETITION.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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: 01/06/2026

Kevin C. Karnes

CLERK OF THE CIRCUIT COURT

(SEAL) By: E Bakelman

Deputy Clerk

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

26-00238L



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CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com

Business Observer

01/0239

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: [https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&\[freeText=\]&\[folderName=\]&\[profile=Permitting_Authorization\]&\[creator=\]&\[entityType=any\]&\[createdDateTo=\]&\[catalog=23\]&\[searchBy=Profile\]&\[sortBy=Application+Number\]&\[createdDate=\]&\[County=_EQ_LEE\]&{District=_EQ_SD}&{Facility-Site+ID=_EQ_ERP_233791}](https://depdms.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]&[createdDate=]&[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.

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:

- (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 Matlcha, 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.Schwetje@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 improvement 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: [https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&\[freeText=\]&\[folderName=\]&\[profile=Permitting_Authorization\]&\[creator=\]&\[entityType=any\]&\[createdDateTo=\]&\[catalog=23\]&\[searchBy=Profile\]&\[sortBy=Application+Number\]&\[createdDate=\]&\[County=_EQ_LEE\]&{District=_EQ_SD}&{Facility-Site+ID=_EQ_ERP_462951}](https://depdms.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]&[createdDate=]&[County=_EQ_LEE]&{District=_EQ_SD}&{Facility-Site+ID=_EQ_ERP_462951}). If you have any questions or are experiencing difficulty viewing the electronic application, please email Andrew.Hemmelgarn@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, Florida Statutes. Pursuant to rule 28-106.201, Florida Administrative Code, 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, 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 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:
/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

UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

Notice is hereby given that the Board of Supervisors ("Board") of University Village Community Development District ("District") has scheduled a special meeting on January 27, 2026 at 11:30 a.m., at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, FL, 33928. The purpose of the Special Meeting is to discuss a letter received by the District from South Florida Water Management District, reports on the area, and proposals associated with corrective actions.

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

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

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

District Manager, Mandie Rainwater
University Village Community Development District
January 16, 2026 26-00260L

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003029
IN RE: ESTATE OF DANIEL JOSEPH LANDRY Deceased.
TO: MICHAEL LANDRY
DANIEL LANDRY
ROBERT LANDRY
and any and all heirs of the estate of Daniel Joseph Landry
YOU ARE NOTIFIED that a PETITION FOR ADMINISTRATION has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ALVAREZ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before February 23, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Signed on January 07, 2026.
Kevin C. Karnes
As Clerk of the Court (SEAL) By: K Shoap
As Deputy Clerk
Jan. 16, 23, 30; Feb. 6, 2026 26-00201L

ESTATE

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-003944</div> <div>Division Probate</div> <div>IN RE: ESTATE OF PETER S. READ, Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>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, 202626-00211L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-003760</div> <div>IN RE: ESTATE OF NORMA GAY MORELAND, Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The 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 the surviving spouse or a beneficiary as specified under s. 732.2211.</div> <div>The date of first publication of this notice is: January 16, 2026.</div> <div>Personal Representative: Regina Higgins 101 Williams Street P.O. Box 201 Butler, Kentucky, 41006 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@trlwpa.com January 16, 23, 202626-00205L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2026-CP-000020</div> <div>IN RE: ESTATE OF BARBARA ANN ZUBER Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>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, 202626-00212L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-002994</div> <div>Division Probate</div> <div>IN RE: ESTATE OF DAVID LEE BROWN Deceased.</div> <div>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, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>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 Moiguer Brocato Law 110 SE 6th Street, 17th Floor Fort Lauderdale, Florida 33301 Telephone: (954) 998-7914 Fax: (786) 800-9488 E-Mail: service@mylawyer.legal Secondary E-Mail: chad@mylawyer.legal January 16, 23, 202626-00206L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025-CP-2848</div> <div>IN RE: ESTATE OF BETTY M. ROBERTSON Deceased.</div> <div>The administration of the estate of Betty M. Robertson, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>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, 202626-00208L</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No.2025-CP-003299</div> <div>PROBATE DIVISION</div> <div>IN RE: ESTATE OF JEAN E. CLEMENTS Deceased.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: Melissa Dillaha 37482 Munger Dr. Livonia, MI 48154 Attorney for Personal Representative: B. Travis Brown, Attorney Florida Bar Number: 1011618 BRENNAN, MANNA & DIAMOND, P.L. 301 E. Pine Street, Ste. 500 Orlando, FL 32801 Tel./Fax.: (407) 392-0318 E-Mail: btbrown@bmdpl.com Secondary E-Mail: tlmotley@bmdpl.com January 16, 23, 202626-00217L</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>DIVISION: PROBATE</div> <div>Case No. 25-CP-3458</div> <div>IN RE: ESTATE OF WILLIAM GERALD WEAVER</div> <div>a/k/a WILLIAM G. WEAVER</div> <div>a/k/a WILLIAM WEAVER, Deceased.</div> <div>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 Representatives' attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>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</div>	<div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: /s/Ashleigh J. Devonshire ASHLEIGH J. DEVONSHIRE 240 Moss Lane Venice, Florida 32493 /s/Haley L. Weaver HALEY L. WEAVER 2016 SW 8th Court Cape Coral, Florida 33991 Attorney for Personal Representative: /s/Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com January 16, 23, 202626-00228L</div>
<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</div> <div>DIVISION: PROBATE</div> <div>Case No. 25-CP-3859</div> <div>IN RE: ESTATE OF JOHANNE CAROLE LESTISHOCK</div> <div>a/k/a JOHANNE C. LESTISHOCK, Deceased.</div> <div>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's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property</div>	<div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 16, 2026.</div> <div>Personal Representative: /s/William Willis, Jr. WILLIAM WILLIS, JR. 592 Mulberry Street Bridgeton, New Jersey 08302 Attorney for Personal Representative: /s/Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com January 16, 23, 202626-00207L</div>

TAX DEEDS

<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2025002132</div> <div>NOTICE IS HEREBY GIVEN THAT FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</div> <div>Certificate Number: 23-05070</div> <div>Year of Issuance 2023</div> <div>Description of Property LOTS 4, 5, 6 AND 7, BLOCK 17, UNIT 2, PALMONA PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 7, PAGES 56-57, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-24-02-00017.0040</div> <div>Names in which assessed: CHRISTOPHER BRYANT, CHRISTOPHER D BRYANT, CHRISTOPHER D. BRYANT, ESTATE OF MARY E BRYANT, ESTATE OF MARY E. BRYANT, ESTATE OF ROGER K MEYER, ESTATE OF ROGER K. MEYER</div> <div>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 03/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Jan. 16, 23, 30; Feb. 6, 2026</div> <div>26-00197L</div>	<div>FIRST INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Tax Deed #:2025002224</div> <div>NOTICE IS HEREBY GIVEN THAT FLAVORED NEUTRINOS LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:</div> <div>Certificate Number: 23-22538</div> <div>Year of Issuance 2023</div> <div>Description of Property LOT 107, GULF SHORES ESTATES, A SUBDIVISION IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 22 EAST, PINE ISLAND, LEE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN O.R. BOOK 490, PAGE 648, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-22-01-00000.1070</div> <div>Names in which assessed: KATHLEEN KIVLEN, LORETTA KIVLEN, RAYMOND KIVLEN, REGINA KIVLEN, ROBERT KIVLEN, STEPHEN KIVLEN</div> <div>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 03/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.</div> <div>Jan. 16, 23, 30; Feb. 6, 2026</div> <div>26-00198L</div>
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PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/16/2026 10:28 AM

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 unmaturred, 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 unmaturred, 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 the 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 Sarah J. "Sally" Wilson
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
4937-1103-4757, v. 1
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 Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 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@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
January 16, 23, 2026 26-00271L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3847
Division Probate
IN RE: ESTATE OF
MARZIO ALFONSO TROTTA
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 representatives' attorney are set forth below.

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

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

The personal 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 Representatives:
Frances Trotta
Attorney for Personal Representatives:
Douglas L. Rankin, ESQ
Attorney
Florida Bar Number: 365068
2335 Tamiami Trail N STE 308
NAPLES, FL 34103
Telephone: (239) 262-0061
Fax: (239) 262-2092
E-Mail: dlr@drankinlaw.com
Secondary E-Mail:
kj@drankinlaw.com
January 16, 23, 2026 26-00227L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003890
Division PROBATE
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 Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is 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
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtney@trustska.com
Sec. E-Mail: laureng@trustska.com
4933-4918-9504, v. 1
January 16, 23, 2026 26-00248L

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-3863
IN RE: ESTATE OF
VANDA JUNE BARNES
a/k/a VANDA J. BARNES,
Deceased.

The administration of the estate of VANDA JUNE BARNES a/k/a VANDA J. BARNES, deceased, whose date of death was August 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

Personal Representative:
/s/Douglas W. Russell
DOUGLAS W. RUSSELL
2940 Course Dr., Apt. 705
Pompano Beach, Florida 33069
Attorney for Personal Representative:
/s/Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN,
RICE, PURTIZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail:
lmintz@gbclaw.com
January 16, 23, 2026 26-00273L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000058
Division Probate
IN RE: ESTATE OF
JAN OTTO SKOLD AKA JAN
O. SKOLD AKA JAN SKOLD
Deceased.

The administration of the estate of Jan Otto Skold aka Jan O. Skold aka Jan Skold, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's 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:
Anna Skold
1284 Fork Creek Trail
Decatur, Georgia 30033
Attorney for Personal Representative:
Lowell S. Schoenfeld, Attorney
Florida Bar Number: 980099
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
marir@trustska.com
January 16, 23, 2026 26-00249L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-3545
Division: Probate
IN RE: ESTATE OF
WILLIAM EDWARD BOSWELL
AKA WILLIAM E. BOSWELL
AKA WILLIAM BOSWELL,
Deceased.

The administration of the Estate of William Edward Boswell aka William E. Boswell aka William Boswell, deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as

described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

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

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

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

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

Personal Representative:
Channing R. Boswell
8169 Moyer Lane
Bokeelia, FL 33922
Attorney for Personal Representative:
Lowell S. Schoenfeld
Florida Bar Number: 980099
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
4912-2654-5018, v. 1
January 16, 23, 2026 26-00235L

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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, 202626-00244L	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY PROBATE DIVISION Case No. 2025-CP-003464 IN RE: THE ESTATE OF ROCCO CANTALUPO. Deceased The administration of the Estate of Rocco Cantalupo, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: ANNETTE CANTALUPO Attorney for Personal Representative: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL. Bar # 164247 January 16, 23, 202626-00236L	

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, 202626-00256L	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-003864 PROBATE DIVISION JUDGE RACHEL S. LOUKONEN IN RE: ESTATE OF JOHN J, FAY, III Deceased, The administration of the estate of John J, Fay, III, deceased, whose date of death was July 5, 2025, Case number 25-CP-003864, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Probate Division, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is January 16, 2026. Personal Representative: Christina Fay 503 Wyoming Road Lehigh Acres, Florida 33936 Attorney for Personal Representative: Michael J. Rich, Esquire Florida Bar No. 998907 2211 Widman Way #250 Fort Myers, Florida 33901 Telephone (239) 333-0192 richlawoffices@gmail.com January 16, 23, 202626-00259L	

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 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. 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, 202626-00269L	
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 pursuant to a Final Judgment of Foreclosure dated June 16, 2025, and entered in 25-CA-001725 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and CARMEN M. RIVERA; CARLOS A. LEON are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on February 05, 2026, the following described property as set forth in said Final Judgment, to wit: LOT(S) 36 & 37, BLOCK 58, SAN CARLOS PARK, UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 315, PAGE 146, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 8176 PELLI-CAN ROAD, FORT MYERS, FL 33967 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this 01/12/2026 Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 25-277918 - MaM January 16, 23, 202626-00239L	

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. The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund. Dated: January 08, 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, 202626-00210L	
FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-000189 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST, Plaintiff, v. JORGE LUIS BIOSCA SANDOVAL, 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 Facsimile: (954) 780-5578 By: /s/ Rebecca E. Smith Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 fcpleadings@ghidottiberger.com January 16, 23, 202626-00214L	

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. 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: /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, 202626-00245L	
FIRST INSERTION	
NOTICE TO CREDITORS (Formal Administration) IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 25-CP-003917 IN RE: The Estate of JOANN L. HEATH, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the Estate of JOANN L. HEATH, deceased, whose date of death was August 10, 2025, and whose social security number is ***-**-9653, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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. /s/ William E. Heath, Sr. WILLIAM E. HEATH, SR., As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian . STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 January 16, 23, 202626-00255L	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003821 Division Probate IN RE: ESTATE OF ARTHUR JOSEPH PAVLUVCIK Deceased. The administration of the estate of Arthur Joseph Pavlucik, deceased, whose date of death was August 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Ft. Myers, FL 33902. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal 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	

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: Mark P. Pavlucik 6 Village North Drive, Apt 121 Hilton Head, South Carolina 29926 Marcia A. Pavlucik 1840 Corona del Sire Drive North Ft Myers, Florida 33917 Attorney for Personal Representatives: R. Nadine David, Esq. Attorney Florida Bar Number: 89004 Florida Probate Law Group P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630 E-Mail: ndavid@floridaprobatelawgroup.com Secondary E-Mail: service@floridaprobatelawgroup.com January 16, 23, 202626-00250L

ACTIONS / SALES

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>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</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p> <p>a/k/a 2821 20th St SW, Lehigh Acres, FL 33976</p> <p>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</p>

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
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-004268 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MARIA G. HERNANDEZ MIRELES; DEERE & COMPANY; LEE COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE; JOSE ALFREDO BOTELLO A/K/A JOSE A. BOTELLO; JUAN MANUEL BOTELLO; UNKNOWN SPOUSE OF JUAN MANUEL BOTELLO; UNKNOWN SPOUSE OF JUAN ALFREDO BOTELLO A/K/A JUAN A. BOTELLO; UNKNOWN SPOUSE OF MARIA G. HERNANDEZ MIRELES; SHAUNA MICOLE KIRBY; UNKNOWN TENANT Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 05 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOTS 2 AND 3, BLOCK 61, UNIT 5, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, OF LEHIGH ACRES,</p>

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 70, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
PROPERTY ADDRESS: 2817 3RD ST WEST, LEHIGH ACRES, FL 33971

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

Dated this day of 01/08/2026,
KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: N Wright-Angad
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-02939
January 16, 23, 2026 26-00215L

FIRST INSERTION
<p>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:</p> <p>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</p>

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
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25CA2991 VILLA MEDICI TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-for-profit Corporation, Plaintiff, v. GERALD PLUVIOSE, ET AL., Defendants. Notice is hereby given that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:</p> <p>Lot 7, Block G, Portofino Springs, a Replat of Lot 2, HealthPark Florida East, as recorded in Plat Book 68, Page 17 through 22, recorded in Instrument #2014000078831, Public Records of Lee County, Florida. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, Parcel ID #33-45-24-24-0000G.0070</p> <p>At public sale, to the highest and best bidder, for cash, on February 12, 2026 beginning at 9:00 a.m. at, www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.</p> <p>Dated: 01/14/2026</p> <p>Kevin C. Karnes, As Clerk of the Court (SEAL) By: T Mann Deputy Clerk</p> <p>Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, Attorney for Plaintiff kmace@gadclaw.com kgermanis@gadclaw.com January 16, 23, 2026 26-00265L</p>

FIRST INSERTION
<p>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-006698 THE SOUTH SEAS CLUB CONDOMINIUM 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 February 5, 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:</p> <p>Unit Week No. 45 in Condominium Parcel Number P (a/k/a Unit 1316) of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.</p> <p>pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>WITNESS my hand and official seal of said Court this 01/12/2026</p> <p>KEVIN C. KARNES, CLERK OF COURT (SEAL) By: T Mann Deputy Clerk</p> <p>Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49177 / 3-11869 January 16, 23, 2026 26-00243L</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 24-CC-7470 WEDGEWOOD AT LEXINGTON CONDOMINIUM ASSOCIATION, INC., a Florida Not-for-Profit Corporation, Plaintiff, vs. JOHN J. SCHULTZ, JR., ET AL., Defendants. Notice is hereby given that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:</p> <p>Unit 104, Building 7, WEDGEWOOD AT LEXINGTON CONDOMINIUM, NO. 1, according to the Declaration of Condominium recorded in Official Records Book 2668, Pages 2173 through 2280, inclusive, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>Parcel ID #09-46-24-06-00007.1040</p> <p>At public sale, to the highest and best bidder, for cash, on February 19, 2026, beginning at 9:00 a.m. at, www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.</p> <p>Dated: 01/13/2026</p> <p>Kevin C. Karnes, As Clerk of the Court (SEAL) By: T Mann Deputy Clerk</p> <p>Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, Attorney for Plaintiff kmace@gadclaw.com kgermanis@gadclaw.com January 16, 23, 2026 26-00258L</p>

FIRST INSERTION
<p>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 20-GA-000091 IN RE: The Guardianship of Hildegard Fay 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:</p> <p>Guardianship of: IN RE: The Guardianship of Hildegard Fay, Person Subject to Guardianship</p> <p>Case number 20-GA-000091, \$506.81 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 12/10/2025, on behalf of Hildegard Fay.</p> <p>The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.</p> <p>Dated: January 09, 2026</p> <p>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 26-00234L</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA Case No. 2025-CA-006110 REGIONS BANK, Plaintiff, vs. FRANK M. COFFEY; SUSAN COFFEY; CONCORDIA AT CAPE CORAL CONDOMINIUM ASSOCIATION, INC.; and UNKNOWN TENANT Defendant. TO: FRANK M. COFFEY and SUSAN COFFEY last known address, 1865 Concordia Lake Circle, Cape Coral, Florida 33909 Notice is hereby given to FRANK M. COFFEY and SUSAN COFFEY that an action of foreclosure on the following property in Lee County, Florida:</p> <p>UNIT NO. 408 OF CONCORDIA AT CAPE CORAL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NUMBER 200600353492, AS AMENDED TO ADD PHASE 4 IN INSTRUMENT NUMBER 2006000478183, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 within 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>DATED ON 01/12/2026</p> <p>KEVIN C. KARNES Clerk of Circuit Court (SEAL) By: K Harris Deputy Clerk</p> <p>Leslie S. White, Esquire, the Plaintiff's attorney, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 6118430.v1 January 16, 23, 2026 26-00233L</p>

FIRST INSERTION
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-000094 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SEQUOIA MORTGAGE TRUST 2016-1, Plaintiff, vs. CARLOS M. PEREZ; TATIANA M. CARVAJAL; TD BANK, NATIONAL ASSOCIATION; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated September 25, 2025 and an Order Canceling and Rescheduling Foreclosure Sale dated January 7, 2026, entered in Civil Case No.: 25-CA-000094 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SEQUOIA MORTGAGE TRUST 2016-1, Plaintiff, and CARLOS M. PEREZ; TATIANA M. CARVAJAL; TD BANK, NATIONAL ASSOCIATION, are Defendants.</p> <p>I will sell to the highest bidder for cash, www.lee.realforeclose.com, at 9:00 AM, on the 12th day of March, 2026, the following described real property as set forth in said Judgment, to wit:</p> <p>LOTS 25, 26 AND 27, BLOCK 574, UNIT 12, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 49 THROUGH 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.</p> <p>WITNESS my hand and the seal of the court on 01/08/2026.</p> <p>KEVIN C. KARNES CLERK OF THE COURT (SEAL) By: N Wright-Angad Deputy Clerk</p> <p>Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030; Facsimile: (954) 420-5187 24-51634 January 16, 23, 2026 26-00216L</p>

FIRST INSERTION
<p>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-000124 IN RE: The Guardianship of Jimmy Strong 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:</p> <p>Guardianship of: IN RE: The Guardianship of Jimmy Strong, Person Subject to Guardianship</p> <p>Case number 23-GA-000124, \$3238.16 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 01/05/2026, on behalf of Jimmy Strong.</p> <p>The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.</p> <p>Dated: January 09, 2026</p> <p>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 26-00230L</p>

Q&A

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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 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 HOMEOWNERS 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.realforeclose.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 Petrino, Esq.
Lender Legal PLLC
1800 Pembrook 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**
FREEDOM 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, 206, 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 FREEDOM MORTGAGE CORPORATION, is Plaintiff, and ESTATE OF SHIRLEY ANN BOWDLER, UNKNOWN HEIRS OF SHIRLEY ANN BOWDLER, SUNCOAST 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.realforeclose.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:

LOTS 6 AND 7, BLOCK 1815, UNIT 45, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 122 TO 134, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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,

FIRST INSERTION

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

Case No.: **2025CA005224**
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, -vs-
JOEL MARTIN BREHMER
A/K/A JOEL BREHMER, KYLE
CHRISTOPHER DURHAM A/K/A
KYLE DURHAM, UNKNOWN
TENANT 1 AND UNKNOWN
TENANT 2,
Defendant(s)

TO: JOEL MARTIN BREHMER A/K/A JOEL BREHMER 4481 LAGG AVE FORT MYERS, FL 33901
KYLE CHRISTOPHER DURHAM KYLE DURHAM 4481 LAGG AVE FT MEYERS, FL 33901
YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Lee County, Florida:

LOT 54, BLOCK 1, COLONIAL TERRACE, ACCORDING TO THE MAP OR PLAT THEROF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 4481 Lagg Av-

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-005938**
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
ANALIA VINCENTI VERGARA,
et. al.

Defendant(s),
TO: ANALIA VINCENTI VERGARA, whose last known residence is: 6304 ROYAL WOODS DRIVE #7003-D, FORT MYERS, FL 33908
and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

UNIT 7003-D ROYAL WOODS, PHASE I, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF SAID FRACTION OF A SECTION, SAID POINT BEING IN THE CENTERLINE OF ISLAND PARK ROAD (60.00 FEET WIDE); THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID ISLAND PARK ROAD; THENCE CON-

OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 within /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at 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

enue, Fort Myers, FL 33901

The action was instituted in the Circuit Court, Twentieth Judicial Circuit in and for Lee, County, Florida; Case No. 2025CA005224; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Kyle Christopher Durham. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated the 14th day of January, 2026.

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

Quintairos, Prieto, Wood & Boyer, P.A.
Attn: Foreclosure Service Department
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
Phone: (855) 287-0240
Fax: (855) 287-0211
E-service:
servicecopies@qpwbllaw.com
Matter No.: FL-009995-25
January 16, 23, 2026 26-00263L

TINUE NORTH 89 DEGREES 58 MINUTES 21 SECONDS WEST ALONG SAID FRACTION LINE FOR 72.86 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST FOR 77.47 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST FOR 29.83 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST FOR 45.50 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST FOR 29.83 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS EAST FOR 45.50 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 within /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 07 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
25-343567
January 16, 23, 2026 26-00200L

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

And,

2. Lots 373 and 374, 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: 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, P.A., 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. KROTCHÉ,
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 lienholders, creditors, trustees, or in any other capacity, claiming by, through, under or against 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 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 aainst 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
Plaintiff, vs.
MICHAEL DAVID DOLAN A/K/A
MICHAEL D. DOLAN, JENNA
DANIELLE HAHN A/K/A JENNA
HAHN, et al.
Defendants.

TO: JENNA DANIELLE HAHN A/K/A JENN HAHN
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
12303 PERSIMMON PL
WOODBIDGE, VA 22192
and
321 CLEVELAND AVE N
LEHIGH ACRES, FL 33936

and
2801 SW 29TH PL
CAPE CORAL, FL 33914-3883

MICHAEL DAVID DOLAN A/K/A MICHAEL D. DOLAN
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
12303 PERSIMMON PL
WOODBIDGE, VA 22192
and
321 CLEVELAND AVE N
LEHIGH ACRES, FL 33936
and
2801 SW 29TH PL
CAPE CORAL, FL 33914-3883

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

LOT 4, BLOCK 39, UNIT 10, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15,

PAGE 103, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

commonly known as 321 CLEVELAND AVE, 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, (or 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
328202/2531404/wlp
January 16, 23, 2026 26-00199L



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
ONSLow 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-
CHAE L 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 follow-
ing 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, TOWN-
SHIP 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; oth-
erwise 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 Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)
533-1771, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.
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 KNOW ADDRESS)
3600 MYSTIC POINTE DR., APT 1214
AVENTURA, FL 33180
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing 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-
GINNING.
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 ad-
dress 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 origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief 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 Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)
533-1771, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.
WITNESS my hand and the seal
of 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 FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
Case No.: 25-CA-005628
NEWTEK BANK, NATIONAL
ASSOCIATION,
Plaintiff, vs.
AEE PARTNERS, LLC; BRAYAN
ACOSTA FIANDOR; JLAG LUXE
CONSTRUCTION, LLC;
YANET ECHENIQUE, and all
known or unknown subcontractors,
sub-sub-contractors, and
materialmen who may claim a right
to file a lien; 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,
Defendants.
TO: YANET ECHENIQUE, and all
known or unknown subcontractors,
sub-subcontractors, and materialmen
who may claim a right to file a lien
1907 W 9th St
Lehigh Acres, FL 33972
YANET ECHENIQUE, and all known
or unknown subcontractors, sub-sub-
contractors, and materialmen who may
claim a right to file a lien
1305 Roosevelt Avenue
Lehigh Acres, FL 33972
YOU ARE NOTIFIED that a com-
plaint was filed by NEWTEK BANK,
NATIONAL ASSOCIATION, to fore-
close a mortgage on the following prop-
erties in Lee County, Florida:
Parcel 1:
Lot 7, Block 32, LEHIGH
ACRES, Unit 8, Section 36,
Township 44 South, Range 27
East, according to the map or
plat thereof, as recorded in Plat
Book 15, Page(s) 54 and Deed
Book 254, Page 25, of the Public
Records of Lee County, Florida
Parcel 2:
Lot 15, Block 21, Unit 6, LE-

HIGH ACRES, Section 14,
Township 44 South, Range 27
East, according to the Map or
Plat thereof, as recorded in Plat
Book 15, Page(s) 16 and Deed
Book 254, Page 80, of the Public
Records of Lee County, Florida.
a/k/a 210 WELLS AVE., LE-
HIGH ACRES, FL 33936 [Par-
cel 1]
1305 ROOSEVELT AVE. LE-
HIGH ACRES, FL 33972 [Par-
cel 2]
Said complaint has been filed against
you, and you are required to serve a
copy of your written defenses, if any, to
it on Stephanie C. Lieb or Anthony P.
Marzocca, Plaintiff's attorneys, whose
address is Trenam, Kemker, Scharf,
Barkin, Frye, O'Neill & Mullis, P.A.,
101 East Kennedy Boulevard, Suite
2700, Tampa, Florida 33602, within 30
days from the date of the first publica-
tion of this Notice, and file the original
with this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the complaint or petition.
This notice shall be published once
each week for two consecutive weeks in
the BUSINESS OBSERVER.
WITNESS my hand and the seal of
this Court on this 14th day of JANU-
ARY, 2026.
KEVIN C. KARNES
Clerk of the Circuit Court and
Comptroller
(SEAL) By: K Harris
As Deputy Clerk
Stephanie C. Lieb
Anthony P. Marzocca
slieb@trenam.com | mwwood@trenam.
com | ohoeppner@trenam.com
TRENAM, KEMKER, SCHARF, BAR-
KIN, FRYE, O'NEILL & MULLIS, P.A.
101 East Kennedy Boulevard,
Suite 2700
Tampa, Florida 33602
Tel: (813) 223-7474 |
Fax: (813) 229-6553
Attorneys for Newtek Small Business
Finance, LLC
January 16, 23, 2026 26-00264L

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, DE-
VISEES, 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 deman-
ded in the Complaint 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 Divi-
sion Manager, whose office is located at
Lee County Justice Center, 1700 Mon-
roe Street, Fort Myers, Florida 33901,
and whose telephone number is (239)

533-1771, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.
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
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

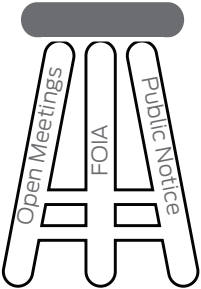
or email legal@businessobserverfl.com



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	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION CASE NO.: 2025CA002417</p> <p>WILMINGTON TRUST NORTH AMERICA, AS TRUSTEE FOR TRYON STREET ACQUISITION TRUST I</p> <p>Plaintiff(s), vs.</p> <p>LIYAH GROUP LLC</p> <p>Defendant(s).</p> <p>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 order, to wit:</p> <p>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.</p> <p>Property address: 2359 Northwest 38th Avenue, Cape Coral, FL 33993</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>Kevin Karnes</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>As Clerk of the Court (SEAL) BY: T Mann</p> <p>Deputy Clerk</p> <p>Padgett Law Group, Attorney for Plaintiff</p> <p>6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312</p> <p>attorney@padgettlawgroup.com</p> <p>TDP File No. 24-009913-3</p> <p>January 9, 16, 2026 26-00161L</p>	<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CC-006861</p> <p>ORANGE HARBOR CO-OP, INC.,</p> <p>Plaintiff, vs.</p> <p>ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEWISEES OF JAMES SATHER JR., and UNKNOWN PARTY OR PARTIES IN POSSESSION</p> <p>Defendants.</p> <p>TO: Unknown Party or Parties in Possession</p> <p>251 Hamlin Drive</p> <p>Lot No. 251</p> <p>Fort Myers, Florida 33905</p> <p>YOU ARE NOTIFIED that an action for Possession of Real Property located at:</p> <p>251 Hamlin Drive, Lot No. 251, Fort Myers, Florida 33905</p> <p>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.</p> <p>WITNESS Kevin C. Karnes, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida.</p> <p>Dated: 12/30/2025</p> <p>KEVIN C. KARNES</p> <p>Clerk of the Circuit and County Court (SEAL) By: K Shoap</p> <p>As Deputy Clerk</p> <p>Brian C. Chase, Esq.,</p> <p>Plaintiff's attorney,</p> <p>1313 North Howard Avenue,</p> <p>Tampa, Florida 33607</p> <p>January 9, 16, 23, 30, 2026</p> <p>26-00143L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL ACTION CASE NO. 22-CA-004898</p> <p>ANA BELLE WILLIAMS, individually, And as Surviving Trustee of The Williams Trust dated November 16, 2005, Plaintiffs, vs.</p> <p>CECIL R. WHIDDEN, et al, Defendants.</p> <p>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.</p> <p>The described property as set forth in said Final Judgment, to wit is attached as "Exhibit A" EXHIBIT "A"</p> <p>A certain parcel of land located in Section 15, Township 44 South, Range 25 East, Lee County, Florida, as more particularly described below.</p> <p>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.</p> <p>Together with a non-exclusive easement for ingress and egress over the following described real property:</p> <p>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</p>	<p>the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 44 South, Range 25 East, Lee County, Florida, and</p> <p>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.</p> <p>Together with a non-exclusive right to use for ingress and egress purposes, all rights-2f grantor given to grantor for ingress and egress in that certain Grant of Easement dated January TT, 1994- between James F. Daggett and Virginia O. Daggett, Grantors, and R. D. Dix, Sr., also known as Ressie Dix, Sr., Grant-ee, 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.</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>Kevin Karnes</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>Lee County, Florida</p> <p>(SEAL) By: T Mann</p> <p>DEPUTY CLERK OF COURT</p> <p>Submitted by Attorney for Plaintiff:</p> <p>Richard M. Ricciardi, Jr., Esq.</p> <p>Your Advocates</p> <p>2050 McGregor Blvd.</p> <p>Fort Myers, FL 33901</p> <p>Telephone: 239-689-1096</p> <p>Facsimile: 239-791-8132</p> <p>5448.012</p> <p>January 9, 16, 2026 26-00155L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-000992</p> <p>EQUITY TRUST COMPANY, CUSTODIAN FBO DAVID KEEL IRA and DAVID KEEL AS TRUSTEE OF THE DAVID D. KEEL REVOCABLE LIVING TRUST, Plaintiff, vs.</p> <p>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, lienors, creditors, trustees other persons claiming by, through, under or against them, or any of them and all unknown persons, Defendants.</p> <p>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 9:00 a.m., the following described property as set forth in said Summary Final Judgment, to wit:</p> <p>Parcel 1:</p> <p>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:</p> <p>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:</p> <p>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</p>	<p>150 FEET; THENCE EAST FOR 361.88 FEET; THENCE S0°01'05" W FOR 150 FEET; THENCE WEST 361.69 FEET TO THE POINT OF BEGINNING.</p> <p>SUBJECT TO A 15 FOOT ROAD EASEMENT ALONG THE WESTERLY BOUNDARY THEREOF.</p> <p>a/k/a 24898 Trost Boulevard, Bonita Springs, FL 34135</p> <p>Parcel 2:</p> <p>ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF LEE, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:</p> <p>A LOT OR PARCEL OF LAND LYING ON THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:</p> <p>FROM THE SW CORNER OF SAID FRACTION OF A SECTION, RUN SOUTH 89° 51' 30" EAST ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 118.09 FEET; THENCE RUN NORTH 01° 25' 30" EAST FOR 33.37 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. S-78 (BAYSHORE ROAD); THENCE CONTINUE NORTH 01° 25' 30" EAST 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 CENTERLINE FOR 210 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF LANDS CONVEYED BY DEED RECORDED IN DEED BOOK 193, AT PAGE 136, OF THE PUBLIC RECORDS OF LEE COUNTY AND THE POINT OF BEGINNING OF LANDS HEREBY CONVEYED; FROM SAID POINT OF BEGINNING</p>
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION CASE NO. 25-CA-002526</p> <p>CHANGE LENDING LLC, Plaintiff, vs.</p> <p>BRYAN D. SCHWARTZ; LINDA J. GARDINER; 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).</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Amended Summary Final Judgment of Foreclosure dated December 18, 2025, and entered in Case No. 25-CA-002526 of the Circuit Court in and for Lee County, Florida, wherein CHANGE LENDING LLC is the Plaintiff and BRYAN D. SCHWARTZ; LINDA J. GARDINER; 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, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on February 5, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 123, UNIT 5, TOWN AND</p>	<p>RIVER ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 25, PAGES 75 AND 76.</p> <p>Property Address: 9771 Cypress Lake Dr.; Fort Myers, Florida 33919</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>DATED at Ft. Myers, Florida, on 01/05/2026</p> <p>KEVIN C. KARNES</p> <p>As Clerk, Circuit Court (SEAL) By: N Wright-Angad</p> <p>As Deputy Clerk</p> <p>Diaz Anselmo & Associates, P.A.</p> <p>Attorneys for Plaintiff</p> <p>P.O. BOX 19519</p> <p>Fort Lauderdale, FL 33318</p> <p>Telephone: (954) 564-0071</p> <p>Service E-mail: answers@dallegal.com</p> <p>1496-218308 / TM1</p> <p>January 9, 16, 2026 26-00160L</p>

SECOND INSERTION	SECOND INSERTION
<p>CONTINUE NORTH 0° 04' 20" WEST ALONG SAID CENTERLINE OF SAID ROADWAY FOR 100.00 FEET; THENCE RUN NORTH 89° 51' 30" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR 175 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION OF A SECTION; THENCE RUN SOUTHERLY ALONG WEST LINE OF SAID FRACTION OF A SECTION FOR 100.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 193, AT PAGE 136, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 51' 30" EAST ALONG SAID NORTH LINE FOR 175 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE HEREINABOVE DESCRIBED ROADWAY EASEMENT. BEARINGS HEREINABOVE MENTIONED ARE FROM UNIT A, LITTLE GROVES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, AT PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY.</p> <p>A LOT OR PARCEL OF LAND LYING IN THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:</p> <p>FROM THE SW CORNER OF SAID FRACTION OF A SECTION RUN SOUTH 89° 51' 30" EAST ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 118.09 FEET; THENCE RUN NORTH 01° 25' 30" EAST FOR 33.37 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD S-78 (BAYSHORE ROAD); THENCE CONTINUE NORTH 01° 25' 30" EAST 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 ARE OF THE 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</p>	<p>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 CENTERLINE FOR 310 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING OF LANDS HEREBY CONVEYED. FROM SAID POINT OF BEGINNING RUN NORTHERLY AND NORTHEASTERLY ALONG SAID CENTERLINE ALONG THE ARE OF A CURVE TO THE RIGHT OF RADIUS 51.08 FEET FOR 36.63 FEET; THENCE RUN NORTH 48° 59' 10" WEST FOR 25.0 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID ROADWAY; THENCE RUN NORTH 89° 51' 30" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR 169 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION OF A SECTION; THENCE RUN SOUTHERLY ALONG SAID WEST LINE OF SAID FRACTION FOR 50 FEET; THENCE RUN SOUTH 89° 51' 30" EAST FOR 175 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE HEREINABOVE DESCRIBED ROADWAY EASEMENT. BEARINGS HEREINABOVE MENTIONED ARE FROM UNIT A, LITTLE GROVES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, AT PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>a/k/a 1835 Magnolia Drive, North Fort Myers, FL 33917</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>DATED this 12/30/2025.</p> <p>KEVIN C. KARNES</p> <p>CLERK OF THE COURT (SEAL) By: N Wright-Angad</p> <p>Deputy Clerk</p> <p>William S. Frazier, Esquire</p> <p>Florida Bar No.: 0080373</p> <p>Attorneys for Plaintiff</p> <p>1919 Blanding Blvd.; Suite 8</p> <p>Jacksonville, Florida 32210</p> <p>(904) 384-1441 (Telephone)</p> <p>(904) 384-4868 (Facsimile)</p> <p>wfrazier@dcrlaw.com</p> <p>January 9, 16, 2026 26-00163L</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-002165</p> <p>EF MORTGAGE LLC, Plaintiff, v.</p> <p>APSTONE CAPITAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SANTIAGO J. ARBELAEZ, AN INDIVIDUAL; TRINITY LIFE INSURANCE COMPANY; PEAK EQUITY GROUP LLC; UNKNOWN TENANT #1</p> <p>PARCEL 1; UNKNOWN TENANT #2</p> <p>PARCEL 1; UNKNOWN TENANT #1</p> <p>PARCEL 2; UNKNOWN TENANT #2</p> <p>PARCEL 2, Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated December 30, 2025 entered in Civil Case No. 25-CA-002165 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein EF MORTGAGE LLC, Plaintiff and APSTONE CAPITAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SANTIAGO J. ARBELAEZ, AN INDIVIDUAL; TRINITY LIFE INSURANCE COMPANY are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.Lee.Realforeclose.com in accordance with Chapter 45, Florida Statutes on March 26, 2026 the following described property as set forth in said Final Judgment, to-wit:</p> <p>PARCEL 1:</p> <p>LOTS 15 AND 16, BLOCK 4239, UNIT 60 CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19,</p>	<p>AT PAGES 154 THROUGH 169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>A/K/A 1229 Northwest 37th Place, Cape Coral, FL 33993</p> <p>PARCEL 2:</p> <p>LOTS 31 AND 32, BLOCK 4283, UNIT 61 CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGES 4 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>A/K/A 1640 NW 38TH AVE., CAPE CORAL, FL 33993</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>01/05/2026</p> <p>Kevin C. Karnes</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>County, Florida</p> <p>(SEAL) N Wright-Angad</p> <p>DEPUTY CLERK OF COURT</p> <p>Kelley Kronenberg</p> <p>10360 W State Rd 84</p> <p>Fort Lauderdale, FL 33324</p> <p>Service Email:</p> <p>flrealprop@kelleykronenberg.com</p> <p>File No.: 3087.000432</p> <p>January 9, 16, 2026 26-00159L</p>

SECOND INSERTION
<p>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, SUCCESSION 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, GRANTEEES, 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), 6046 LAKE GRASMERE WAY FT MYERS, FL 33908 TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT-EEES, 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 be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assigns, lienors, credi-</p>

tors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 171, UNIT C, ISLAND PARK WOODLANDS ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 34, PAGE 16 THROUGH 18, 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 Ave., Suite 100, Boca Raton, Florida 33487 within 30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 7th day of January, 2026.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) BY: K Harris
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-311422
January 9, 16, 2026 26-00188L

FOURTH INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v. The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of George Edward Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; The Known 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, Lienors, 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, Lienors, 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, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs,</p>

Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan; Bonnie Moore; Lonnie Moore; Willie Allen Moore Jr.; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Brenda Rodgers a/k/a Brenda Simpler, Deceased; Monica Marie Rodgers Brown; Crystal Rodgers; Bryon Councill.

Defendants.
TO: CHRISTIAN RODGERS
Last Known Residence: 3925 Valley Ridge Dr, Granbury, Texas 76048
YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida:
Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West 1/2 of the SW 1/4 of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side.
Address: 11521 Shawnee Road, Fort Myers, Florida 33913
Parcel ID: 10-45-26-00-00001.0310

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before January 28, 2026; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once each week for four consecutive weeks in Business Observer.

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 19th day of December, 2025.

KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Harris
Deputy Clerk

MELTON LAW FIRM,
Plaintiff's attorney,
P.O. Box 320, Winter Park,
Florida 32790
Dec. 26, 2025; Jan 2, 9, 16, 2026
25-05228L

FOURTH INSERTION
<p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No: 25-DR-009011 ARIANA ALVARADO OLAN, Petitioner, and WILMAYRIE ROIG ORTIZ, Respondent. TO: WILMAYRIE ROIG ORTIZ Address Unknown You are required to serve a copy of your written defenses, if any, on Petitioner, ARIANA ALVARADO OLAN at 2821 NW 27 Avenue, Cape Coral, FL 33993, on or before January 23, 2026, and file the original with the clerk of the Lee County Courthouse, at 2075 Dr. Martin Luther King Blvd., Attn. Family Division, Fort Myers, FL 33901 either before service on Petitioner or immediately thereafter. Otherwise, a default will 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 the Circuit Court's office. You may review these documents upon request. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires automatic disclosure of certain documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER. Dated: 12/22/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk Dec. 26, 2025; Jan. 2, 9, 16, 2026 25-05267L</p>

FOURTH INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 25-CA-003849 FIFTH THIRD BANK, N.A., Plaintiff, vs. BRANDON CHARLES PRICE, Defendant. TO: BRANDON CHARLES PRICE 10320 STRIKE LANE BONITA SPRINGS, FL 34135 YOU ARE NOTIFIED that an action for Replevin of the following properties in Lee County, Florida: 2024 SEA HUNT 28GFCB28 SERIAL NO./VIN: SXSW0025C424 and 2024 YAMAHA 300HP OUTBOARD SERIAL NO./VIN: 6KAX-1021407 and 2024 YAMAHA 300HP OUTBOARD SERIAL NO./VIN: 6KAX-1004063</p>

FOURTH INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2025-CA-006749 DOUBLE Z INVESTMENTS, LLC, Plaintiff, v. CHRISTIAN BIBAS and DANA BIBAS, Defendants. TO: CHRISTIAN BIBAS 28 AVENUE MASSENET 1 BRUXELLES, BELGIQUE 1190 DANA BIBAS 28 AVENUE MASSENET 1 BRUXELLES, BELGIQUE 1190 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: Legal Description: LOTS 17 AND 18, BLOCK 4380, UNIT 63, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 48 TO 81, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before January 28, 2026, 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 19th day of December, 2025. 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 Dec. 26, 2025; Jan 2, 9, 16, 2026 25-05225L</p>

FOURTH INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2025-CA-005945 DO IT ALL MOBILE MAINTENANCE, LLC, Plaintiff, v. LYNN GREGORIO, ESTATE OF LYNN GREGORIO, UNKNOWN HEIRS OF LYNN GREGORIO, UNKNOWN SPOUSE OF LYNN GREGORIO and ADK SOHO FUND LP, Defendants. TO: LYNN GREGORIO 94 SOUTHFIELD AVE., #403 STAMFORD, CT 06902 ESTATE OF LYNN GREGORIO 94 SOUTHFIELD AVE., #403 STAMFORD, CT 06902 UNKNOWN HEIRS OF LYNN GREGORIO 94 SOUTHFIELD AVE., #403 STAMFORD, CT 06902 UNKNOWN SPOUSE OF LYNN GREGORIO 94 SOUTHFIELD AVE., #403 STAMFORD, CT 06902 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 2, BLOCK 18, UNIT 5, SECTION 15, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 17, PUBLIC RECORDS, LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before January 28, 2026, 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 19th day of December, 2025. 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 Dec. 26, 2025; Jan 2, 9, 16, 2026 25-05226L</p>

SECOND INSERTION
<p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-DR-009009 IN RE: The Marriage of Chelsea Marie Pettis Petitioner and Talmadge Joseph Thomas Respondent TO: Talmadge Joseph Thomas 3038 Canary Lane, Midlothian, Texas 76065 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Chelsea Marie Pettis whose address is 4926 Sailboat Drive, Fort Lauderdale, Florida 33312 on or before January 26, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. 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: 12/17/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk January 9, 16, 23, 30, 2026 26-00162L</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-001920 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7, Plaintiff, vs. MARIANNE HERRERA; UNKNOWN SPOUSE OF MARIANNE HERRERA; ISAAC DIAZ; UNKNOWN SPOUSE OF ISAAC DIAZ; PREFERRED CREDIT, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed December 8, 2025 and entered in Case No. 25-CA-001920, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7 is Plaintiff and MARIANNE HERRERA; UNKNOWN SPOUSE OF MARIANNE HERRERA; ISAAC DIAZ; UNKNOWN SPOUSE OF ISAAC DIAZ; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; PREFERRED CREDIT, INC.; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on February 12, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 57 AND 58, BLOCK 3937, CAPE CORAL UNIT 54, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this day of 01/07/2026 KEVIN C. KARNES As Clerk of said Court (SEAL) By N Wright-Angad As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00421 SM, LLC V6.20190626 January 9, 16, 2026 26-00193L</p>

Q&A

Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

To publish your legal notice call:

941-906-9386

LV18237_V7

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 <div>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk</div> <div>January 9, 16, 23, 30, 202626-00152L</div>
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, Vanessa@spearinglaw.com, on or before February 17, 2026. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at Lee County, Florida, this 07 day of January, 2026. <div>Kevin C. Karnes Clerk of Circuit Court (SEAL) By: K Shoap</div> <div>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, 202626-00187L</div>

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 <div>Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk</div> <div>January 9, 16, 23, 30, 202626-00148L</div>
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'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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. The date of first publication of this notice is January 9, 2026. <div>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, 202626-00186L</div>

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 <div>KEVIN C. KARNES As Clerk of said Court (SEAL) By N Wright-Angad As Deputy Clerk</div> <div>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, 202626-00194L</div>
SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LUCIE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025-CA-006167 U-HAUL CO. OF FLORIDA a Florida Corporation AND U-HAUL CO. OF ARIZONA, an Arizona Corporation Petitioners, vs. J'ABARI WILLIAMS JESSY DORMEUS XAVIER HARRIS MERSON BERNADEL Respondent. To the following Defendant: 1) J'ABARI WILLIAMS Last Known Address: 2424 JACKSON STREET, #114, FORT MYERS, FLORIDA 33901 YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on or about May 10, 2025 in Cape Coral, Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 201 Alhambra Circle, Suite 410, Coral Gables, Florida 33134 on or before February 17, 2026 of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. This notice is provided pursuant to Administrative Order No. 07-97-32-05 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 07 day of January, 2026. <div>Kevin C. Karnes Clerk of the Court (SEAL) By K Shoap As Deputy Clerk</div> <div>January 9, 16, 23, 30, 202626-00196L</div>

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. 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. <div>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, 202626-00144L</div>
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA File No. 362025CP003307A001CH Probate Division IN RE: ESTATE OF HARVEY LEE HAMILTON, SR., Deceased. The administration of the estate of HARVEY LEE HAMILTON, SR., deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

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 THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2026. <div>Personal Representative: KEVIN C. MCCARTY 460 Lakeshore Drive #B Lexington, Kentucky 40502 Attorney for Personal Representative: GANON J. STUDENBERG, Esq. E-mail Address: Info@studenberglaw.com Florida Bar No. 0013991 Ganon J. Studenberg, P.A. 1119 Palmetto Avenue Melbourne, Florida 32901 Telephone: (321) 722-2420 January 9, 16, 202626-00147L</div>
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CIVIL ACTION CASE NO: 25-CA-5754 THOMAS J. FOLEY and KARMEN L. MCGILL, Plaintiffs, v. SWFL CONTRACTING, LLC, a Florida limited liability company, BRANDON ANDERSON, an individual, and CLINT WAYNE GREEN, an individual, Defendants. TO THE DEFENDANTS: SWFL CONTRACTING, LLC and BRANDON ANDERSON. YOU ARE HEREBY NOTIFIED that an action for Breach of Contract, Unlicensed Contracting, Fraud in the Inducement, Civil Conspiracy, has been filed against you in Lee County, Florida. The last known address for Defendant is: 1. SWFL CONTRACTING, LLC: 3801 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916. 2. BRANDON ANDERSON: 3726 TARECO ST., FT. MYERS, FL. 33905 YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Lee County Justice Complex Center, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, on or before February 17, 2026. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at Lee County, Florida, this 07 day of January, 2026. <div>Kevin C. Karnes Clerk of Circuit Court (SEAL) By: K Shoap</div> <div>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, 202626-00187L</div>

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-003202 IN RE: ESTATE OF MOHAMMAD SAMI AHKTA MALLICK, Deceased. The administration of MOHAMMAD SAMI AHKTA MALLICK, ("Decedent") deceased, whose date of death was July 5, 2024, and whose Social Security Number is XXX-XX-9614, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211. The date of first publication of this notice is January 9, 2026. <div>MUZZAMMIL MALLICK 133-24 Sanford Ave Apt 7R Flushing, NY 11355 RILEY A. KENDALL, ESQ. Florida Bar No.: 1048726 7512 Dr. Phillips Blvd Suite 50-647 Orlando, Florida 32819 January 9, 16, 202626-00165L</div>
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CIVIL ACTION CASE NO: 25-CA-5754 THOMAS J. FOLEY and KARMEN L. MCGILL, Plaintiffs, v. SWFL CONTRACTING, LLC, a Florida limited liability company, BRANDON ANDERSON, an individual, and CLINT WAYNE GREEN, an individual, Defendants. TO THE DEFENDANTS: SWFL CONTRACTING, LLC and BRANDON ANDERSON. YOU ARE HEREBY NOTIFIED that an action for Breach of Contract, Unlicensed Contracting, Fraud in the Inducement, Civil Conspiracy, has been filed against you in Lee County, Florida. The last known address for Defendant is: 1. SWFL CONTRACTING, LLC: 3801 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916. 2. BRANDON ANDERSON: 3726 TARECO ST., FT. MYERS, FL. 33905 YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Lee County Justice Complex Center, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, on or before February 17, 2026. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at Lee County, Florida, this 07 day of January, 2026. <div>Kevin C. Karnes Clerk of Circuit Court (SEAL) By: K Shoap</div> <div>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, 202626-00187L</div>

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA File No. 362025CP003307A001CH Probate Division IN RE: ESTATE OF HARVEY LEE HAMILTON, SR., Deceased. The administration of the estate of HARVEY LEE HAMILTON, SR., deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN
SECOND INSERTION
NOTICE TO CREDITORS IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION 25-CP-3865 IN RE: ESTATE OF: MANFRED ROBERT REIM Deceased The administration of the estate of MANFRED ROBERT REIM, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

SECOND INSERTION
NOTICE TO CREDITORS IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION 25-CP-3865 IN RE: ESTATE OF: MANFRED ROBERT REIM Deceased The administration of the estate of MANFRED ROBERT REIM, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CIVIL ACTION CASE NO: 25-CA-5754 THOMAS J. FOLEY and KARMEN L. MCGILL, Plaintiffs, v. SWFL CONTRACTING, LLC, a Florida limited liability company, BRANDON ANDERSON, an individual, and CLINT WAYNE GREEN, an individual, Defendants. TO THE DEFENDANTS: SWFL CONTRACTING, LLC and BRANDON ANDERSON. YOU ARE HEREBY NOTIFIED that an action for Breach of Contract, Unlicensed Contracting, Fraud in the Inducement, Civil Conspiracy, has been filed against you in Lee County, Florida. The last known address for Defendant is: 1. SWFL CONTRACTING, LLC: 3801 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916. 2. BRANDON ANDERSON: 3726 TARECO ST., FT. MYERS, FL. 33905 YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Lee County Justice Complex Center, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, on or before February 17, 2026. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at Lee County, Florida, this 07 day of January, 2026. <div>Kevin C. Karnes Clerk of Circuit Court (SEAL) By: K Shoap</div> <div>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, 202626-00187L</div>

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CIVIL ACTION CASE NO: 25-CA-5754 THOMAS J. FOLEY and KARMEN L. MCGILL, Plaintiffs, v. SWFL CONTRACTING, LLC, a Florida limited liability company, BRANDON ANDERSON, an individual, and CLINT WAYNE GREEN, an individual, Defendants. TO THE DEFENDANTS: SWFL CONTRACTING, LLC and BRANDON ANDERSON. YOU ARE HEREBY NOTIFIED that an action for Breach of Contract, Unlicensed Contracting, Fraud in the Inducement, Civil Conspiracy, has been filed against you in Lee County, Florida. The last known address for Defendant is: 1. SWFL CONTRACTING, LLC: 3801 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916. 2. BRANDON ANDERSON: 3726 TARECO ST., FT. MYERS, FL. 33905 YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Lee County Justice Complex Center, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, on or before February 17, 2026. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at Lee County, Florida, this 07 day of January, 2026. <div>Kevin C. Karnes Clerk of Circuit Court (SEAL) By: K Shoap</div> <div>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, 202626-00187L</div>
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION 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 3

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 HARBORVIEW 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 un- dersigned, 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, HARBORVIEW VILLAS AT SOUTH SEAS RESORT, a Condominium (“Condomini- um”), together with all appurte- nances 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 amend- ments 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, Sec- tion 45.031. WITNESS my hand and official seal of said Court this day of 12/30/2025, KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 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, de- ceased, 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 attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci- fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 9, 2026. LEONARD NAPOLEON BONANDER Personal Representative PO Box 583 Sandstone, MN 55072 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.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 PONSOLLE, WILLIAM L. MCCULLA AND DOROTHY S. MCCULLA, Defendants. NOTICE is hereby given that the un- dersigned, 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 Condo- minium Parcel No. 221, of CASA YBEL BEACH AND RACQUET CLUB, PHASE G, a condomini- um, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condomin- ium thereof recorded in Official Records Book 1478, Page 2171, in the Public Records of Lee Coun- ty, 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, Sec- tion 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 Cir- cuit 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 as set forth in said Final Judgment, to wit: Lot 31, San Mateo, according to the map or plat thereof, as re- corded in Plat Book 29, Page(s) 112 through 116, inclusive, of the Public Records of Lee County, Florida. PROPERTY ADDRESS: 14889 BONAIRE CIR, FORT MYERS, FL 33908 IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN- ING 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 QUINTANILLAA/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 Plain- tiff'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 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 Foreclo- sure or order, to wit: LOT 3, BLOCK 43, UNIT 5, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, A SUBDIVI- SION 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 CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-006440 SERV BANK, SB, Plaintiff, v. EDWARD DAVENPORT III, et al., Defendants. NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on February 19, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, R.S., offer for sale and sell to the high- est and best bidder for cash, the follow- ing described property situated in Lee County, Florida, to wit: Lot 35, IMPERIAL RIVER ES- TATES, more particularly de- scribed as follows: From the Northwest corner of Lot 16, Bonita Farms #1, as re- corded in Plat Book 3, Page 27, Public Records of Lee County, Florida, in the Northwest Quar- ter of Section 35, Township 47 South, Range 25 East, Lee Coun- ty, 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: 27041 Edge- wood St, Bonita Springs, FL 34135 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be enti- tled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. WITNESS my hand and official seal of this Honorable Court this day of 01/05/2026 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad DEPUTY CLERK Tiffany & Bosco, P.A. 1201 S. Orlando Ave., Suite 430 Winter Park, FL 32789 floridaservice@tblaw.com January 9, 16, 2026 26-00166L

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 the un- dersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on January 29, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com , in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida: Unit Week No. 41, in Condo- minium Parcel No. 162, of CASA YBEL BEACH AND RACQUET CLUB, PHASE I-J-K, a condo- minium, together with an un- divided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1566, Page 2305, in the Public Records of Lee County, Florida. A/K/A UNIT 1621, WEEK 41 pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Sec- tion 45.031. WITNESS my hand and official seal of said Court this day of 12/30/2025 KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 50234 / 14-77652 January 9, 16, 2026 26-00150L

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FL PROBATE DIVISION FILE NO. 25-CP-003907 JUDGE: KYLE IN RE: ESTATE OF DAVID E. SORENSON, DECEASED. The administration of the estate of DA- VID E. SORENSON (the "Decedent"), whose date of death was March 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Lee County Courthouse, Probate Division, 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the Decedent and other persons having claims or de- mands 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 LAT- ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA- TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against the Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AF- TER THE DATE OF THE FIRST PUB- LICATON OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT- UTES, 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. TESSA JEAN SUSSNER 17115 19th Avenue North, Plymouth, Minnesota 55447 Personal Representative BULLOCH TAYLOR PLLC Alicia L. Taylor, Esq. Florida Bar No. 93461 Email: alt@bullochtaylor.com Courtney C. Pugh, Esq. Florida Bar No. 125106 Email: ccp@bullochtaylor.com 1185 Immokalee Road, Suite 300 Naples, Florida 34110 Telephone: (239) 383-7130 Attorneys for Personal Representative January 9, 16, 2026 26-00181L

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 LU- ELLA SMITH aka LUELLA C. SMITH, deceased, whose date of death was De- cember 15, 2024, is pending in the Cir- cuit Court for Lee County, Florida, Pro- bate 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 Represen- tative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or de- mands 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 AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or de- mands against Decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER 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: 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@businesslegalfia.com January 9, 16, 2026 26-00146L

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 25-CA-004698 SECURITY CAPITAL VENTURES, LLC a Florida limited liability company, Plaintiff, vs. LISA B OAKRIDGE, LLC a Florida limited liability company, MARCELO GASTON BROWN and JOHANNA BROWN, Defendants. NOTICE IS HEREBY GIVEN pur- suant to a Final Judgment of Mort- gage Foreclosure filed December 30, 2025 and entered in Case No. 25-CA- 004698, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein SECURITY CAPITAL VENTURES, LLC is Plain- tiff and LISA B OAKRIDGE, LLC, MARCELO GASTON BROWN and JOHANNA BROWN are Defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC- TRONIC SALE AT: WWW.LEE.REAL FORECLOSE.COM at 9:00 A.M. on January 22, 2026, the following de- scribed property as set forth in said Fi- nal Judgment, to wit: Lot 1, Oak Ridge, according to the map or plat thereof as re- corded in Instrument Number 2006000297205, Public Re- cords of Lee County, Florida. Parcel ID # 36-47-25-B2-02200.0010 Property Address: 11620 Pin Oak Dr, Bonita Springs, FL 34135 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in ac- cordance with Florida Statutes, Section 45.031. Dated this 12/30/2025 KEVIN C. KARNES Clerk of the Circuit Court & Comptroller (SEAL) By: T Mann As Deputy Clerk Submitted by: Mark D. Feinstein, Esq. Feinstein & Sorota, P.A. Attorneys for Plaintiff 600 Corporate Drive, Suite 320 Fort Lauderdale, FL 33334 Tel: (954) 617-1500 Fax: (954) 617-4100 Designated service e-mails: fspa@fspalaw.com; pleadings@fspalaw.com January 9, 16, 2026 26-00154L

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. LONDONO A/K/A BEVERLY LONDONO, ET AL. DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 30, 2025, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on Feb- ruary 26, 2026 , at 09:00 AM, at www.lee.realforeclose.com for the following described property: THAT CERTAIN CONDOMIN- IUM PARCEL COMPOSED OF FAMILY UNIT 217 AND THE UNDIVIDED SHARES IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COV- ENANTS, CONDITIONS, RE- STRICTIONS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDO- MINIUM OF SEVEN LAKES BUILDING NO. 7, A CONDO- MINIUM, WITH THE SCHED- ULES ANNEXED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 929, PAGES 238 THROUGH 276, AS SUB- SEQUENTLY AMENDED, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may en- large the time of the sale. Notice of the changed time of sale shall be published as provided herein. Date: 01/05/2026 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk of the Court Prepared by: Tromberg, Miller, Morris & Partners, PLLC 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case #: 24-001153/24-CA-005940 /PHH January 9, 16, 2026 26-00156L

ACTIONS / PUBLIC SALES / ESTATE

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, ET AL., DEFENDANT(S). TO: Unknown Tenant in Possession of the Subject Property Last Known Address: 567 Chamonix Ave S, Lehigh Acres, FL 33974 Current Residence: UNKNOWN TO: Amanda Teckenbrock Last Known Address: 567 Chamonix Ave S, Lehigh Acres, FL 33974 Current Residence: UNKNOWN TO: Amanda 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 Chamonix 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 COCATREE 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 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	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 COCATREE 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	26-00189L

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV10177

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

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SECOND INSERTION	
NOTICE OF PUBLIC SALE at The Lock Up Self Storage 12700 University Dr Fort Myers, FL 33907 Will sell the contents of the following units to satisfy a lien to the highest bidder on January 28th, 2026 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit 4708: Sean Lintner, Box Spring, Mattress, Child Car Seat, Boxes, Clothes, PS3, Tables, Shelves, Bags, Wall Art January 9, 16, 2026	26-00131L
SECOND INSERTION	
Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 1/27/26 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Steven Barker unit #00601; Marvel Taylor unit #0122B. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. January 9, 16, 2026	26-00130L

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003675 Division P(7) IN RE: ESTATE OF RUSSELL P. DAVIS Deceased. The administration of the estate of Russell P. Davis, deceased, whose date of death was July 2, 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, 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 9, 2026. Personal Representative: John M. Davis 5745 Rotherasy Drive Dublin, Ohio 43017 Attorney for Personal Representative: Brian D. Kennedy, Esq. Attorneys for Petitioner Florida Bar Number: 714801 Shutts & Bowen LLP 525 Okeechobee Blvd., Suite 1100 West Palm Beach, FL 33401 Telephone: (561) 835-8500 Fax: (561) 650-8530 E-Mail: eservicewpbps@shutts.com Secondary E-Mail: bkennedy@shutts.com WPBDOC5 22112767 1 January 9, 16, 2026	26-00190L

ACTIONS / SALES / ESTATE ---

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 2025-CA-006552 DOUBLE Z INVESTMENTS, LLC, Plaintiff, v. CHE-SAN LAI, Defendant.</p> <p>TO: CHE-SAN LAI 140-30 SANFORD AVE., #4C FLUSHING, NEW YORK 11355</p> <p>YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:</p> <p>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 RECORDED IN PLAT BOOK 23, PAGE 112-127 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>has been filed against you and that you are required to serve a copy of your writ-</p>	
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. <p>DATED this 7th day of January, 2026.</p> <p>Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Harris As Deputy Clerk</p> <p>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</p> <p>26-00184L</p>	

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION Case #: 25-CA-000925 DIVISION: H Nationstar Mortgage LLC Plaintiff, -vs.- Unknown Heirs, Deviseses, Grantees, Assignees, Creditors, Lienors, and Trustees of George R. Over a/k/a George Roland Over, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Patricia Ann Willis a/k/a Patricia A. Willis; Unknown Spouse of Patricia Ann Willis a/k/a Patricia A. Willis; United States of America Acting Through Administrator of the Small Business Administration; Suncoast Credit Union; City of Cape Coral, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-000925 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Unknown Heirs, Deviseses, Grantees, Assignees, Creditors, Lienors, and Trustees of George R. Over a/k/a George Roland Over, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on January 22, 2026, the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT(S) 47 & 48, BLOCK 746,</p>	
UNIT 22, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 1 TO 16, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND BY EXTENDING THE LOT LINE BETWEEN LOTS 46 AND 47 A DISTANCE OF 2.5 FEET IN THE SOUTHERLY DIRECTION, AND BY EXTENDING THE LOT LINE BETWEEN LOTS 48 AND 49 A DISTANCE OF 2.5 FEET IN THE SOUTHERLY DIRECTION, THE AREA ENCLOSED BETWEEN THE BACK LOT LINE OF LOTS 47 AND 48 AND THE TWO EXTENSIONS PREVIOUSLY DESCRIBED CONNECTED BY THE WATER FACE OF THE CONSTRUCTED SEAWALL AMOUNTING TO 200 SQUARE FEET, MORE OR LESS, ALL IN BLOCK 746, UNIT 22, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 1 TO 16, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>01/06/2026</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright-Angad DEPUTY CLERK OF COURT</p> <p>Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-330366 FC01 CXE January 9, 16, 2026</p> <p>26-00178L</p>	

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION: Ft. Myers CASE NO.: 25-CA-004899 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ASHLEY J CARCAMO; CASCADE CAPITAL LLC ASSIGNEE OF SANTANDER CONSUMER USA INC; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF ASHLEY J. CARCAMO; UNKNOWN SPOUSE OF JANET CARCAMO; JANET CARCAMO; UNKNOWN TENANT Defendants.</p> <p>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 26 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOTS 48 AND 49, BLOCK 1317, UNIT 18, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RE-</p>	
CORDED IN PLAT BOOK 13, PAGE(S) 96 THROUGH 120, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 1924 BOLADO PKWY, CAPE CORAL, FL 33990	
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. <p>Dated this day of 01/06/2026</p> <p>KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk</p> <p>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 25-03556 January 9, 16, 2026</p> <p>26-00175L</p>	

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION CASE NO.: 25-CP-003860 IN RE: ESTATE OF RICHARD T. PULEO, Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 9, 2026.</p> <p>Personal Representative: Christina M. Puleo 5279 S. Walcott Ave. Boise, ID 83709</p> <p>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</p> <p>26-00168L</p>	

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. <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 7th day of January, 2026.</p> <p>KEVIN C. KARNES As Clerk of the Court (SEAL) By K Harris As Deputy Clerk</p> <p>De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-03277 January 9, 16, 2026</p> <p>26-00180L</p>	
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SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION Case #: 25-CA-003062 DIVISION: H Truist Bank Plaintiff, -vs.- Lianne Leobrera; Joel Leobrera; Unknown Spouse of Lianne Leobrera; Unknown Spouse of Joel Leobrera; Forest Lake Townhomes Homeowner's Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-003062 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Truist Bank, Plaintiff and Lianne Leobrera are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on January 22, 2026, the following described property as set forth in said Final Judgment, to-wit:</p> <p>UNIT 106, BUILDING 1, PHASE I, OF FOREST LAKE TOWNHOMES, BEING DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 44 SOUTH: RANGE 25 EAST; SAID PARCEL ALSO BEING A PORTION OF TRACT "C", FOREST LAKE TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75 AT PAGE 71, OF</p>	
THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTERLINE INTERSECTION OF PALMETTO OAK DRIVE AND PINE OAK CIRCLE OF SAID FOREST LAKE TOWNHOMES; THENCE S 04 DEGREES 14' 24" E, ALONG THE CENTERLINE OF SAID PINE OAK CIRCLE 6.96 FEET; THENCE S 85 DEGREES 45' 38" W 34.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 85 DEGREES 45' 38" W 70.02 FEET; THENCE N 04 DEGREES 14' 22" W, 18.02 FEET; THENCE N 85 DEGREES 45' 38" E. 50.36 FEET; THENCE S 04 DEGREES 14' 01" E, 7.00 FEET; THENCE N 85 DEGREES 48' 24" E, 19.67 FEET; THENCE S 04 DEGREES 14' 01" E, 11.00 FEET TO THE POINT OF BEGINNING. <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>01/06/2026</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright-Angad DEPUTY CLERK OF COURT</p> <p>Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 25-333315 FC01 SUT January 9, 16, 2026</p> <p>26-00177L</p>	

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>DIVISION: CIVIL 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.</p> <p>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:</p> <p>Unit Week 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.</p> <p>pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>WITNESS my hand and official seal of said Court this day of 01/06/2026,</p> <p>KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk</p> <p>Michael J. Belle, Esquire Attorney for Plaintiff service@michaelbelle.com 49364 / 7-11870 January 9, 16, 2026</p> <p>26-00172L</p>	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-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).</p> <p>TO: Donna Marie Greene Last Known Residence: 10044 Bardmoor Ct North Fort Myers, FL 33903</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:</p> <p>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 RECORDS OF LEE COUNTY, FLORIDA</p> <p>TOGETHER WITH: 1993 MH VIN# FLHMBS56535224A AND FLHMBS56535224B</p> <p>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.</p> <p>Dated on January 07, 2026</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: K Shoap As Deputy Clerk</p> <p>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</p> <p>26-00185L</p>	

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION Case #: 25-CA-003213 DIVISION: H Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company Plaintiff, -vs.- Rene Bouchard; Unknown Spouse of Rene Bouchard; Meraki Installers LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-003213 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, Plaintiff and Rene Bouchard are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORIDA STATUTES on January 22, 2026, the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOTS 24 AND 25, BLOCK 448, CAPE CORAL UNIT 15, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 69-75, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>01/06/2026</p> <p>Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) N Wright-Angad DEPUTY CLERK OF COURT</p> <p>Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 25-332503 FC01 CXE January 9, 16, 2026</p> <p>26-00176L</p>	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>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.</p> <p>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:</p> <p>Unit Week 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.</p> <p>pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>WITNESS my hand and official seal of said Court this day of 01/06/2026,</p> <p>KEVIN C. KARNES, CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk</p> <p>Michael J. Belle, Esquire Attorney for Plaintiff service@michaelbelle.com 49364 / 7-11870 January 9, 16, 2026</p> <p>26-00172L</p>	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-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).</p> <p>TO: Donna Marie Greene Last Known Residence: 10044 Bardmoor Ct North Fort Myers, FL 33903</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:</p> <p>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 RECORDS OF LEE COUNTY, FLORIDA</p> <p>TOGETHER WITH: 1993 MH VIN# FLHMBS56535224A AND FLHMBS56535224B</p> <p>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.</p> <p>Dated on January 07, 2026</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: K Shoap As Deputy Clerk</p> <p>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</p> <p>26-00185L</p>	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION Case No. 25-CP-3703 IN RE: ESTATE OF HENRY R. PARKER, Deceased.</p> <p>The administration of the estate of Henry R. Parker, deceased, whose date of death was November 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 9, 2026.</p> <p>Daniel D. Peck Personal Representative 5200 Tamiami Trail North, Suite 101 Naples, Florida 34103</p> <p>Daniel D. Peck, Esq. Florida Bar No. 169177 Attorney for Petitioner PECK & PECK, P.A. 5200 Tamiami Trail North, Suite 101 Naples, Florida 34103 January 9, 16, 2026</p> <p>26-00191L</p>	

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com

Business Observer

01/02/26

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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002238 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-18721 Year of Issuance 2023 Description of Property LOT 4, BLOCK 143, UNIT 27, SOUTHWOOD, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-45-27-27-00143.0040 Names in which assessed: ARNOLD LEONARD KAUFMAN, LEONARD KAUFMAN, NEVA J MCLEAN, NEVA JEAN MCLEAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. January 2, 9, 16, 23, 2026 26-00049L

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 #:2025002270 NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 20-004993 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 #: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 143, UNIT 27, SOUTHWOOD, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 167, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 16-45-27-04-00015.0250 Names in which assessed: ANN HAYES MORRISON TRUST, THE ANN HAYES-MORRISON REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 28, 2003 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. January 2, 9, 16, 23, 2026 26-00064L

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 26-00021L

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 2023 Description of Property LOT 2, BLOCK 4, UNIT 1, SECTION 24, 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 35, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 24-44-27-01-00004.0020 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 26-00011L

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 #: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

FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No: 25-CC-006606 FAMINE'S END ENTERPRISES, LLC, JOHN W. ESKEW Plaintiffs, vs. JULIETTE E. MEYERS, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEE LIENORS, CREDITORS, TRUSTEES Defendant. YOU ARE NOTIFIED that an action has been filed against you, JULIETTE E. MEYERS, along with any unknown heirs, beneficiaries, devisees, assignees lienors, creditors, and trustees. Youa re required to serve a copy of your written defenses, if any, to Thomas M. Dryden, Esq., Attorney for Plaintiffs, at 1705 Colonial Blvd., Suite B-3, Fort Myers, Florida 33907, on or before January 27, 2026 and file the original with the Lee County Clerk of Circuit Court either before service on Plaintiff's Attorney or immediately thereafter. If you fail to do so, a default will be entered against you, for the relief demanded in the Complaint. Dated: 12/18/2025 KEVIN C. KARNES, CLERK OF COURT (SEAL) By: K Shoap Deputy Clerk Thomas M. Dryden, Esq., Attorney for Plaintiffs, 1705 Colonial Blvd., Suite B-3, Fort Myers, Florida 33907 Dec. 26, 2025; Jan. 2, 9, 16, 2026 25-05232L

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 12, BLOCK 9, UNIT 3, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 35, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-44-27-03-00009.012A Names in which assessed: JAVIER CIELO, SHOARA YO-ALEXYK CIELO DANIELS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. January 2, 9, 16, 23, 2026 26-00004L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002225 NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22336 Year of Issuance 2023 Description of Property PARL LOC IN S 1/2 OF SECT DESC IN OR 4228 PG 2759 Strap Number 22-45-21-00-00005.0030 Names in which assessed: PLANTATION DEVELOPMENT LTD, PLANTATION DEVELOPMENT, LTD. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. January 2, 9, 16, 23, 2026 26-00083L

SECOND INSERTION
NOTICE OF ACTION (FOR SERVICE BY PUBLICATION) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 362025DR008478A001CH Division: Family 25-DR-008478 SEAN CARLEY, Petitioner, v. FLOR CELESTE ROSALES CARIAS, Respondent. TO: FLOR CELESTE ROSALES CARIAS Last Known Address: 4 Castlebar Cir, Fort Myers, FL 33905 YOU ARE NOTIFIED that an action for Establishment of Paternity, Parental Responsibility, Time-Sharing, and Child Support has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on: Sean Carley Petitioner Address: 1242 SW Bargoello Ave, Port St Lucie, FL 34953 on or before February 17, 2026 (date — 28 days from first publication), and file the original with the clerk of this court either before service on Petitioner or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the petition. 1700 Monroe Street Fort Myers, Florida 33901 This action concerns a minor child and seeks relief affecting parental rights. DATED on this 6th day of January, 2026. Kevin C. Karnes Clerk of the Circuit Court Lee County, Florida (SEAL) By: E Bakelman Deputy Clerk January 9, 16, 23, 30, 2026 26-00171L

SECOND INSERTION
NOTICE OF PUBLIC SALE at The Lock Up Self Storage 5500 Timmers Lane Lehigh Acres Fl 33971 Will sell the contents of the following units to satisfy a lien to the highest bidder on January 28, 2026 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit 2026-Akai Thomas-Mattress, box spring, futon, table, chairs, assorted boxes Unit 3026-Cordeci Moreira-Bicycle, dishes, printer, household goods Unit 3018-Samson Charles-Mattress, boxspring, tires, speaker, assorted boxes Unit 3158-Celia Amaral-Guitars, file cabinet, household goods, home decor January 9, 16, 2026 26-00169L

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 7, PAGES 54 AND 55, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-24-01-00033.0090 Names in which assessed: MALBEC II LLC, MALBEC II, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. January 2, 9, 16, 23, 2026 26-00005L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002223 NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22608 Year of Issuance 2023 Description of Property LOT 3, BLOCK 438, ST. JAMES CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-46-22-05-00438.0030 Names in which assessed: BLAKE DESANTIS 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 26-00085L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002313 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

SECOND INSERTION
Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage auction.com on 1/27/26 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Lorena Delgado unit #217; Ashley Adams unit #334; Makini Wilkerson unit #414; Brad Vickers unit #557; Sundee McClanahan unit #721. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. January 9, 16, 2026 26-00129L

FOURTH 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-008913 IN RE: The Marriage of Louis David Stavnezer Petitioner and Kim Marie Stavnezer Respondent TO: Kim Marie Stavnezer 927 NW 5th Place, Cape Coral, Florida 33993 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 Louis David Stavnezer whose address is 927 NW 5th Place, Cape Coral, Florida 33993 on or before January 26, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. 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: 12/15/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk Dec. 26, 2025; Jan. 2, 9, 16, 2026 25-05183L

