

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7019 - Cape Coral Facility Address: 1521 Delprado Blvd., Cape Coral, FL 33909 US Facility Phone: 1+ (239) 217-1081 Description: Entire contents of unit consisting of, but not limited to: Alex Devilas- air compressor, shop vac, wood, wheelbarrow, fan, ladder, bucket. Amanda James- Mattress, boxes, bags, totes, clothing, shelving, household, suitcase, bean bag, dresser. Albania Concepcion Saborit Lopez- boxes, bags, shoes, plastic container. Bidding: All bidding will take place online at StorageTreasures.com on February 13, 2026, at 11:00am. Property will be sold to the highest bidder. January 23, 30, 2026 26-00274L	NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8029 - North Fort Myers Facility Address: 14150 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 307-0008 Description: Entire contents of unit consisting of, but not limited to: Eliza Masco- Boxes, Clothes, Clothing Racks, Mattress, Tires, Wall Art, Fishing Poles, Dining Table Chairs. Johnny Gentry- Chair, Night Stand, Trash Bags, Tire. Tiffany Massimo- Plastic Bins, Clothes, Luggage, Plastic Bags, Shoes. Bidding: All bidding will take place online at StorageTreasures.com on February 13, 2026, at 11:00am. Property will be sold to the highest bidder. January 23, 30, 2026 26-00277L

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/12/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

1536	Kathy Huber	Furniture, Boxes, and Totes
1703	alice Schlenther	Boxes, Furniture, Lamps

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

January 23, 30, 202626-00279L

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 Made with Sunflowers located at 1616 W Cape Coral Pkwy Ste 102 PMB 1013 in the City of Cape Coral, Lee, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of January, 2026 Najaila Tausch January 23, 2026 26-00295L

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Reserve at Eastwood located at 360 Central Ave. Suite 800, in the County of Lee in the City of St. Petersburg, Florida 33701 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lee, Florida, this 16th day of January, 2026. Reserve at Eastwood I LLC January 23, 2026 26-00326L

FIRST 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 Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 2/10/26 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kenia Espinal unit #00355. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. January 23, 30, 2026 26-00281L

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 Guardian Hurricane Protection located at 5649 2nd Street W, Unit 112 in the City of Lehigh Acres, Lee, FL 33971 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 Guardian Hurricane Protection II, LLC January 23, 2026 26-00316L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Sherry Farag / REGALMED PLLC will engage in business under the fictitious name REGALMED LONGEVITY INSTITUTE, with a physical address 15750 New Hampshire Ct, STE D Fort Myers, FL 33908, with a mailing address 15750 New Hampshire Ct, STE D Fort Myers, FL 33908, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. January 23, 2026 26-00314L

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sentinel Strategic Services Group, located at 19741 The Place Blvd, in the City of Estero, County of Lee, State of FL, 33928, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 20 of January, 2026. Sentinel Compliance Consulting, LLC 19741 The Place Blvd Estero, FL 33928 January 23, 2026 26-00332L

FIRST INSERTION
WILDBLUE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING Notice is hereby given that the Board of Supervisors ("Board") of the WildBlue Community Development District ("District") will hold a Regular Meeting on February 5, 2026 at 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Boulevard, Fort Myers, Florida 33913 for the purpose of considering any business that may properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, http://wildbluecdd.net/. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager January 23, 2026 26-00325L
FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7010- Ft. Myers Facility Address: 12859 McGregor Blvd. Ft. Myers, FL 33919 US Facility Phone: 1+ (239) 443-3885 Description: Entire contents of unit consisting of, but not limited to: Alan Bolduc- Golf clubs/covers, golf bags, coolers, duffle bag, boxes, crates. Angela Goldberg- Suitcase. Fred Barr- Wall art, boxes, bags, bins. Eli McGinty- Bone on Sportswear- shirts, clothes, hats, boxes, bins, tables, pallets. Bidding: All bidding will take place online at StorageTreasures.com on February 13, 2026, at 11:00am. Property will be sold to the highest bidder. January 23, 30, 2026 26-00276L
FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8651 - North Fort Myers Facility Address: 14251 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 842-7286 Description: Entire contents of unit consisting of, but not limited to: Patricia Frankenberry- Boxes. Susan Baldwin- Totes, Weed Eater, ladder, picture, bags. Michael Santos- Xbox, TV, vacuum, Pictures, extension cords, tire, boxes. Jaclyn Sullivan- Household furniture, boxes. Darrdana Fowler- Totes, pictures, desk, end table, coffee tables. DAVINA MARTIN- Totes, boxes, bike, tv stand, Clothes. Megan Layow- Laundry basket, Storage bin, Handbag boxes. Arvin Raghunauth- Bedroom set, totes, boxes, clothes. Bidding: All bidding will take place online at StorageTreasures.com on February 13, 2026, at 11:00am. Property will be sold to the highest bidder. January 23, 30, 2026 26-00278L
FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Michele Close will engage in business under the fictitious name 3 MONKEYS, with a physical address 16521 Bayleaf Dr, 66 Fort Myers, FL 33908, with a mailing address 16521 Bayleaf Dr, 66 Fort Myers, FL 33908, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. January 23, 2026 26-00293L

FIRST INSERTION
RIVER HALL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a Regular Meeting on February 5, 2026 at 3:30 p.m., at the River Hall Town Hall Center, Kids Room, 3089 River Hall Parkway, Alva, Florida 33920 for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, http://www.riverhallcdd.org/. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager January 23, 2026 26-00331L
FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 26-DR-000189 IN RE: The Marriage of Isaidy De Jesus Pinto Petitioner and Adonis Montero Respondent TO: Adonis Montero 4411 W Hiawatha Street, Tampa, Florida 33614 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 Isaidy De Jesus Pinto whose address is 465 E 48th Street, Hialeah, Florida 33013 on or before February 23, 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 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 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: 01/13/2026 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00288L
FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-DR-009320 IN RE: The Marriage of Ivy Ellen Phillips Petitioner and Cody Alan Ricks Respondent TO: Cody Alan Ricks 3701 Pickwick Drive, Orlando, Florida 32817 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 Ivy Ellen Phillips whose address is 1009 Sycamore Drive, Rockledge, Florida 32955 on or before February 9, 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 e-mailed 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: 12/31/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00333L

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

000003

--- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
AMENDED 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-008026 DIVISION: B IN RE: The Marriage of Connie Smith Mendez Petitioner and Carlos Miguel Mendez Mills Respondent TO: Carlos Miguel Mendez Mills 2131 Palm Vista Drive, Apopka, Florida 32712 -2446 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 Connie Smith Mendez whose address is 2131 Palm Vista Drive, Apopka, Florida 32712 on or before February 23, 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 e-mailed 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: 01/13/2026 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00301L	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-000249 ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC, Plaintiff, vs. BEFORE THE SHORE LLC, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 13, 2026 in Civil Case No. 25-CA-000249 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC is Plaintiff and Before the Shore LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12 day of February, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lots 21 and 22, Block 2727, Cape Coral Unit 39, a Subdivision, according to the Plat thereof, as recorded in Plat Book 16, Page(s) 142 through 154, of the Public Records of Lee County, Florida. Address: 2102 NW 6th Place, Cape Coral, FL 33993 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 01/20/2026, Kevin C. Karnes Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) By: N Wright-Angad McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 24-10941FL January 23, 30, 2026 26-00341L
FIRST INSERTION	FIRST INSERTION
Notice of Self Storage Sale Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage.auction.com on 2/10/26 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Duane Elliott unit #1102; Darlene Pinard unit #815; Bobbie Graves unit #901. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. January 23, 30, 2026 26-00280L	
FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice Is Herely Given That Lee Health System, Inc., 8931 Colonial Center Dr, Ste 400, Bldg B, Fort Myers, FL 33905, desiring to engage in business under the fictitious name of Lee Health Gynecologic Oncology, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name withthe Florida Department of State. January 23, 2026 26-00292L	
FIRST INSERTION	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/R located at 24520 PRODUCTION WAY #4 in the City of BONITA SPRINGS, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of January, 2026 Anthony Chiarolanza LANZA MANAGEMENT LLC January 23, 2026 26-00347L	



SAVE TIME

Email your Legal Notice

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

--- ESTATE ---

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003980 Division: Probate IN RE: ESTATE OF NANCY J. HOUK, 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 Nancy J. Houk, deceased, File Number 25-CP-003980, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the decedent's date of death was October 14, 2025; that the total value of the estate is \$31,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Michael W. Houk, as Trustee of the Nancy J. Houk Revocable Trust, dated August 29, 2000 2649 Danberry Lane Grand Prairie, TX 75052 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 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 23, 2026. Person Giving Notice: Michael W. Houk 2649 Danberry Lane Grand Prairie, TX 75052 Attorney for Person Giving Notice: Courtney V. Lovejoy, Attorney Florida Bar Number: 1010542 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: courtneyl@trustska.com 01011024.DOC/1 4938-3096-4610, v. 1 January 23, 30, 2026 26-00305L	NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-3858 IN RE: ESTATE OF SANDRA KAY HENRICHS a/k/a SANDRA K. HENRICHS a/k/a SANDRA HENRICHS, Deceased. The administration of the estate of SANDRA KAY HENRICHS a/k/a SANDRA K. HENRICHS a/k/a SANDRA HENRICHS, deceased, whose date of death was April 25, 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 23, 2026. Personal Representative: /s/Jacqueline Sue Blanchard JACQUELINE SUE BLANCHARD 9304 Aegean Circle Lehigh Acres, Florida 33936 Attorney for Personal Representative: /s/Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHEMAN, 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 23, 30, 2026 26-00285L
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001856 Division Probate IN RE: ESTATE OF STEPHEN FERD MAILLARD A/K/A STEPHEN F. MAILLARD Deceased. The administration of the estate of Stephen Ferd Maillard a/k/a Stephen F. Maillard, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 1st Floor, 2075 Dr. Martin Luther King Jr. Blvd., Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All 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. 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 23, 2026. Personal Representative: Stephen P. Maillard 4575 Trawler Court #202 Ft. Myers, Florida 33919 Attorney for Personal Representative: /s/ Kelly L. Fayer Kelly L. Fayer, Esq. Attorney Florida Bar Number: 0121126 12601 World Plaza Lane, Suite 2, Bldg. 52 Ft. Myers, Florida 33907 Telephone: (239) 415-3434 Fax: (239) 433-3434 E-Mail: notice@fayerlaw.net Secondary E-Mail: service@lawsprt.com January 23, 30, 2026 26-00282L	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003947 IN RE: ESTATE OF AUDREY C. HAYWARD, 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 AUDREY C. HAYWARD, deceased, File Number 25-CP-003947 by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was November 15, 2018; that the total value of the estate is \$2,500.00, and that the name and address of the persons to whom it has been assigned by such order are: STEVEN M. HAYWARD 4207 Teriwood Circle Houston, Texas 77068 TERRI BERGMANN 1439 N. Larkwood Square Fort Myers, Florida 33919 AARON JONES 9841 Cypress Lake Drive Fort Myers, Florida 33919 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent's estate and other persons having claims or demands against the decedent's estate, 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 the first publication of this Notice is January 23, 2026. Persons giving Notice: Steven M. Hayward 4207 Teriwood Circle Houston, Texas 77068 Terri J. Bergmann 1439 N. Larkwood Square Fort Myers, Florida 33919 Aaron Jones 9841 Cypress Lake Drive Fort Myers, Florida 33919 Attorney for Persons Giving Notice: Gordon H. Coffman Attorney at Law 12651 McGregor Blvd., Ste. 104 Fort Myers, Florida 33919 Florida Bar No. 187680 January 23, 30, 2026 26-00298L

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-64 IN RE: ESTATE OF ANTHONY FRANK PIZZUTO, SR., Deceased. The administration of the estate of ANTHONY FRANK PIZZUTO, SR., deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd, 2nd Floor, Fort Myers, FL 33901. The 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 23, 2026. Petitioners: NICHOLAS A. PIZZUTO STEPHEN PIZZUTO C/O TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237 Attorney for Petitioner: TIMOTHY W. GENSMER, ESQ. TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD, STE 202A SARASOTA, FL 34237 Telephone: 941-952-9377 Florida Bar No. 586242 January 23, 30, 2026 26-00300L	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION File No: 26-CP-71 Division: Probate IN RE: THE ESTATE OF GLEN TODD CURRAN, Deceased. The Estate of GLEN TODD CURRAN, deceased, whose date of death was December 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 26-CP-71, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is January 23, 2026. All creditors and those having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them. All other creditors having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. Personal Representative: Kathleen D. Irwin 11804 Moate Drive Fishers, Indiana 46037 Attorney for Personal Representative: Jennifer M. Neilson Florida Bar No. 54986 NEILSON LAW, P.A. 829 SE 47th Terrace Cape Coral, Florida 33904 Office: (239) 443-3866 Email: jn@nlaw.us January 23, 30, 2026 26-00283L
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003947 IN RE: ESTATE OF AUDREY C. HAYWARD, 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 AUDREY C. HAYWARD, deceased, File Number 25-CP-003947 by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was November 15, 2018; that the total value of the estate is \$2,500.00, and that the name and address of the persons to whom it has been assigned by such order are: STEVEN M. HAYWARD 4207 Teriwood Circle Houston, Texas 77068 TERRI BERGMANN 1439 N. Larkwood Square Fort Myers, Florida 33919 AARON JONES 9841 Cypress Lake Drive Fort Myers, Florida 33919 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent's estate and other persons having claims or demands against the decedent's estate, 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 the first publication of this Notice is January 23, 2026. Persons giving Notice: Steven M. Hayward 4207 Teriwood Circle Houston, Texas 77068 Terri J. Bergmann 1439 N. Larkwood Square Fort Myers, Florida 33919 Aaron Jones 9841 Cypress Lake Drive Fort Myers, Florida 33919 Attorney for Persons Giving Notice: Gordon H. Coffman Attorney at Law 12651 McGregor Blvd., Ste. 104 Fort Myers, Florida 33919 Florida Bar No. 187680 January 23, 30, 2026 26-00298L	

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3904
Division Probate
IN RE: ESTATE OF WILLIAM KEITH COATS A/K/A WILLIAM KEITH COATS, SR. Deceased.

The administration of the estate of William Keith Coats a/k/a William Keith Coats, Sr., 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, 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 23, 2026.

Personal Representative:
Cynthia Marie Butler-McShan f/k/a Cynthia Marie Butler
18287 Woodpecker Trail
New Caney, Texas 77357
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
January 23, 30, 2026 26-00320L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003743
Division PROBATE
IN RE: ESTATE OF KENNETH H. STOCKE Deceased.

The administration of the Estate of Kenneth H. Stocke, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 23, 2026.

Personal Representative:
Ronald K. Stocke
5609 Orchard Ave. N.
Crystal, MN 55429
Attorney for Personal Representative:
s/ Courtney Lovejoy for
Beth A. Prather
Bar No. 106542
Attorney
Florida Bar Number: 974692
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: laureng@trustska.com
4908-9870-0919, v. 1
January 23, 30, 2026 26-00309L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3754
Division PROBATE
IN RE: ESTATE OF VERONICA M. BAKER Deceased.

The administration of the estate of VERONICA M. BAKER, deceased, whose date of death was November 14, 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 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 23, 2026.

Personal Representative:
MICHELE BAKER TUPPER
3240 22nd Avenue NE
Naples, Florida 34120
Attorney for Personal Representative:
Conrad Willkomm, Esq.
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com
January 23, 30, 2026 26-00286L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000133
Division Probate
IN RE: ESTATE OF LAWRENCE J. STARNES JR., Deceased.

The administration of the estate of Lawrence J. Starnes Jr., deceased, whose date of death was June 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
Virginia R. Halligan
9388 River Otter Drive
Fort Myers, FL 33912
Attorney for Personal Representative:
Mary Vlasak Snell
Attorney
Florida Bar Number: 516988
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33902
Telephone: (239) 334-2195
Fax: (239) 332-2243
E-Mail: mvs@paveselaw.com
Secondary E-Mail: lja@paveselaw.com
January 23, 30, 2026 26-00324L

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-005167
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
PAULO S RAPOSO; THE UNKNOWN SPOUSE OF PAULO S RAPOSO; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: PAULO S RAPOSO
LAST KNOWN ADDRESS: 4304 SOUTHWEST 26TH AVENUE, CAPE CORAL, FL 33914
CURRENT ADDRESS: 4304 SOUTHWEST 26TH AVENUE, CAPE CORAL, FL 33914
TO: THE UNKNOWN SPOUSE OF PAULO S RAPOSO
LAST KNOWN ADDRESS: 4304 SOUTHWEST 26TH AVENUE, CAPE CORAL, FL 33914
CURRENT ADDRESS: 4304 SOUTHWEST 26TH AVENUE, CAPE CORAL, FL 33914
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Lee County, Florida, to foreclose certain real property described as follows:
LOT 36 AND 37, BLOCK

4954, CAPE CORAL SUBDIVISION, UNIT 73, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 27 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property address: 4304 Southwest 26th Avenue, Cape Coral, FL 33914
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, within 30 days from the date of first 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.
DATED this the 15th day of January, 2026.
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court (SEAL) BY: K Harris
Deputy Clerk
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-010979-1
January 23, 30, 2026 26-00296L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-3376
IN RE: ESTATE OF LEONARD J. ADAMS Deceased.

The administration of the estate of Leonard J. Adams, deceased, whose date of death was April 27, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
Karen Adams
8186 Lake San Carlos Circle
Fort Myers, Florida 33967
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 23, 30, 2026 26-00284L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION: T
CASE NO.: 25-CA-005814
CYPRESS LOAN SERVICING LLC, Plaintiff, vs.
COURTNEY DONNER A/K/A COURTNEY LARA DONNER, et al., Defendants.
TO: COURTNEY DONNER A/K/A COURTNEY LARA DONNER
212 NW 6TH TERRACE, CAPE CORAL, FL 33993
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOTS 1 & 2, BLOCK 2614, CAPE CORAL UNIT 37, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 within thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the

original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court this 15th day of January, 2026.
KEVIN C. KARNES
As Clerk of the Court (SEAL) By K Harris
As Deputy Clerk
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03511
January 23, 30, 2026 26-00297L

Q&A

Who benefits from legal notices?

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

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

UV8237_V25

ACTIONS / SALES

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION Case No. 22-CA-003861 Division I SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. GREGORY L. DOYLE A/K/A GREGORY DOYLE, CENTRAL PACIFIC BANK; UNKNOWN SPOUSE OF GREGORY L. DOYLE A/K/A GREGORY DOYLE; SUNCOAST CREDIT UNION, AND UNKNOWN TENANTS/OWNERS NKA CHRISTOPHER DOYLE, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 20, 2023, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the prop- erty situated in Lee County, Florida described as: LOT 15, BLOCK 51, UNIT 5 SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST OF THAT CERTAIN SUBDIVI- SION KNOWN AS LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF LEE COUNTY, FLORIDA IN PLAT BOOK 15, PAGE 98. and commonly known as: 2808 34TH ST SW, LEHIGH ACRES, FL 33976; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [] www.lee.realforeclose.com on February 5, 2026 at 9:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this day of 01/20/2026. Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: N Wright-Angad George Zamora (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 011150/2219336/CMP January 23, 30, 202626-00318L
FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No: 25-CA-1761 BEACH AND TENNIS CLUB CONDOMINIUM MANAGEMENT, INCORPORATED., a Florida not-for-profit corporation, Plaintiff, vs. PATRICK F. LEIER, et al., Defendants. Notice is hereby given pursuant to a Final Summary Judgment of Lien Foreclosure filed the 13th day of Jan- uary, 2026, in the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, Case No. 25-CA-1761, wherein BEACH AND TENNIS CLUB CONDOMINIUM MANAGEMENT, INCORPORATED is the Plaintiff and NANCY J. LEI- ER and THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE are the Defendants. That I will sell to the highest and best bid- der for cash beginning at 9:00 AM at www.lee.realforeclose.com in accor- dance with Chapter 45, Florida Stat- utes, on May 14, 2026 the following described property as set forth in said Final Summary Judgment of Lien Fore- closure, to-wit: Unit 605, THE BEACH AND TENNIS CLUB, PHASE IV, a Condominium, together with all common elements appurtenant thereto, pursuant to the Decla- ration Condominium recorded in O.R. Book 1384, Page 1689, Public Records of Lee County, Florida, as amended 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 before the Clerk reports the surplus as unclaimed. Dated on this 01/20/2026 Kevin C. Karnes, Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk Keith H. Hagman, Esq., P.O. Box 1507, Fort Myers, Florida 33902-1507, keithhagman@paveselaw.com glendahaskell@paveselaw.com January 23, 30, 202626-00328L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No: 25-CA-001847 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ARTHUR E. SOULIS; et al., Defendants. NOTICE IS HEREBY GIVEN that pur- suant the Final Judgment of Foreclo- sure dated December 11, 2025 and en- tered in Case No. 25-CA-001847 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and ARTHUR E. SOULIS; UNKNOWN SPOUSE OF ARTHUR E. SOULIS; NEVA D. SOULIS and LEE COUNTY, FLORIDA, are Defendants, I, Kevin C Karnes, the Lee County Clerk of Courts, will sell to the highest and best bidder for cash online at https://www.lee.real foreclose.com/ at 9:00 A.M. on March 5, 2026 the following described prop- erty set forth in said Final Judgment, to wit: LOT 11, BLOCK 23, A RE-PLAT OF PART OF LEHIGH ACRES SECTION 13, TOWNSHIP 45 S., RANGE 27 E., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Commonly known as: 537/39 Oakfield Ave S, Lehigh Acres, FL 33936 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED in Lee, Florida this, 01/14/2026 Kevin C. Karnes As Clerk of Circuit Court Lee County, Florida (SEAL) T Mann Deputy Clerk Nick Geraci, Esq. Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Attorney for Plaintiff: ngeraci@lenderlegal.com EService@LenderLegal.com LLS14356-Soulis January 23, 30, 202626-00290L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-001272 FIFTH THIRD BANK, N.A., Plaintiff, vs. JANINE HINES, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered November 18, 2025 in Civil Case No. 25-CA-001272 of the Cir- cuit Court of the TWENTIETH JUDI- CIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein FIFTH THIRD BANK, N.A. is Plaintiff and Janine Hines, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of February 2026, at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Unit 201, Building J, of Pine Key Condominium Resort, a Phase Condominium, according to the Declaration of Condominium re- corded in Official Records Instru- ment Number 2007000088522, and all subsequent amendments thereto, together with its undi- vided share in the common ele- ments, in the Public Records of Lee County, Florida. Address: 1040 Hancock Creek South Blvd Unit 201, Cape Coral, FL 33909 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 01/16/2026 Kevin C. Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T Mann Deputy Clerk McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 25-11258FL January 23, 30, 202626-00308L

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-000338 U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST, Plaintiff, v. TALOR KELLEY, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Fore- closure entered on November 19, 2025 and entered in Case No. 25-CA-000338 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SARA CARMEN KELLEY AND TALOR KELLEY, are the Defen- dants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bid- der 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 10, BLOCK 8, LEHIGH ACRES UNIT 2, SECTION 36, TOWNSHIP 45 SOUTH RANGE 27 EAST, ACCORD- ING TO PLAT RECORDED IN BOOK 18, PAGE 140 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. and commonly known as: 1154 DAMEN ST E, LEHIGH ACRES, FL 33974 (the “Prop- erty”). WITNESS my hand and the seal of the court on 01/16/2026 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 23, 30, 202626-00307L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-000989 ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC, Plaintiff, vs. SOUTH POINT HOMES OF SW FL LLC, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 7, 2026 in Civil Case No. 25-CA-000989 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC is Plaintiff and SOUTH POINT HOMES OF SW FL LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accor- dance with Chapter 45, Florida Statutes on the February 5, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Parcel 3 Lot 52, Block 6052, CAPE CORAL UNIT 96, accord- ing to the plat thereof recorded in Plat Book 25, Page(s) 45 through 51, of the Public Records of Lee County, Florida. Address: 2222 SW 31st Lane, Cape Coral, FL 33914 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 01/14/2026 Kevin C. Karnes CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: T Mann Deputy Clerk McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 24-11099FL January 23, 30, 202626-00291L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CA-007277 FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. LARRY R. SPROUSE, DORIS W. SPROUSE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS. NOTICE IS HEREBY GIVEN pursu- ant to Order on Plaintiff's Motion to Cancel and Reschedule the January 15, 2026 Foreclosure Sale dated the 14th day of January, 2026, and entered in Case No. 23-CA-007277, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Doris W. Sprouse And Unknown Tenant in possession of the subject property N/K/A Donald Gil- bert are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 5th day of March, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 36 AND 37, BLOCK 1280, UNIT 18, CAPE CORAL SUB- DIVISION ACCORDING TO THE PLAT THEREOF AS RE- CORDED IN PLAT BOOK 13, PAGES 96 TO 120 INCLUSIVE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. 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 01/15/2026 Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: T Mann Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 23FL373-0521 January 23, 30, 202626-00303L
FIRST INSERTION
CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FL. CIVIL ACTION Case No: 24-CA-006179 MARIA P. RIZZI and ENZO RIZZI, Plaintiffs, vs. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN HUNTEN, DECEASED, UNKNOWN HEIRS, BENEFICIARIES AND DEVISEES OF THE ESTATE OF JOHN HUNTEN, LORA BROOKS A/K/A LORA HUNTEN, GEORGETTA E. LEWIS A/KA/ GEORGETTA E. HUNTEN, AS GUARDIAN FOR THE MINOR CHILDREN OF JOHN HUNTEN, DECEASED, and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN HUNTEN, DECEASED, Defendants. NOTICE IS GIVEN that, pursuant to the Order of Final Judgment and Order Rescheduling entered in this cause in the Circuit Court of Lee County, Flori- da, beginning at 9:00 am at www.lee. realforeclose.com on February 19, 2026 in accordance with chapter 45 Florida Statutes, I will sell the property situated in Lee County, Florida, described as: LOTS 7, the West ½ of Lot 8 and the North 10 feet of Lot 6, MC- CLAIN SUBDIVISION, accord- ing to the plat thereof recorded in lat Book 10, Page 57, of the Public Records of Lee County, Florida. Commonly known as: 2729 Gar- den Street, North Fort Myers, Florida 33917 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor- dance with Florida Statutes, Section 45.031. Dated this day of 01/20/2026 Kevin C. Karnes Clerk of Court (SEAL) By: N Wright-Angad Deputy Clerk January 23, 30, 202626-00317L

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-005365 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-2, Plaintiff, vs. CYNTHIA L FOSHEE AND MARCUS W FOSHEE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclosure dated December 30, 2025, and entered in 25-CA-005365 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIV- IDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORT- GAGE TRUST 2024-2, MORTGAGE- BACKED CERTIFICATES, SERIES 2024-2 is the Plaintiff and CYNTHIA L. FOSHEE; MARCUS W. FOSHEE; SEVEN LAKES ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on February 12, 2026, the follow- ing described property as set forth in said Final Judgment, to wit: UNIT NO. 205 OF SEVEN LAKES BUILDING NO. 3, A CONDOMINIUM ACCORD- ING TO THE DECLARATION OF CONDOMINIUM RE- CORDED IN O.R. BOOK 654, PAGE 731 AND ALL EXHIBITS AND AMENDMENTS THERE- OF, PUBLICRECORDS OF LEE COUNTY, FLORIDA. Property Address: 1740 PINE VALLEY DR, FORT MYERS, FL 33907 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor- dance with Florida Statutes, Section 45.031. Dated this day of 01/20/2026 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright-Angad 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 25-310239 - MaM January 23, 30, 202626-00322L
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 25-CC-004538 PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. GERARD M. SCANLON AND FRANCES K. SCANLON, Defendant. NOTICE is hereby given that the un- dersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 12, 2026, at 9:00 A.M. via electronic sale at www.lee.real foreclose.com, in accordance with Sec- tion 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. 48 in Condo- minium Parcel Number 1912 of PLANTATION HOUSE, a Condominium according to the declaration of Condominium thereof, recorded in Official Re- cords Book 1970 at Page 43, of the Public Records of Lee Coun- ty, Florida, and all amendment thereto, if any, pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Sec- tion 45.031. WITNESS my hand and official seal of said Court this 01/15/2026 KEVIN C. KARNES, CLERK OF COURT (SEAL) By: T Mann Deputy Clerk Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49092 / 1-26985 January 23, 30, 202626-00304L

FIRST INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-001353 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK et al., Defendants. NOTICE OF SALE IS HEREBY GIV- EN pursuant to the Order on Plain- tiff's Motion to Cancel and Reschedule Foreclosure Sale entered on January 13, 2026, and the Final Judgment of Fore- closure entered on October 20, 2025, in Case No. 25-CA-001353 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORA- TION, is Plaintiff, and : CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK,JENNIFER MARIE KIRKPATRICK, KEN- NETH LINGLEY, SUE LINGLEY, UNKNOWN HEIRS OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, and AQUA FINANCE, INC are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the high- est and best bidder for cash begin- ning at 9:00 a.m. on-line at www.lee. realforeclose.com on the 5th day of March, 2026, in accordance with Sec- tion 45.031, Florida Statutes, the fol- lowing described property as set forth in said Final Judgment, to wit: LOTS 15 AND 16, BLOCK 3779, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 2, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 2228 NW 7TH TER, CAPE CORAL, FL 33993 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, Sec- tion 45.031. Dated: 01/15/2026 Kevin Karnes Clerk of Court, Lee County (SEAL) By: T Mann Deputy Clerk of Court January 23, 30, 202626-00302L
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 25-CC-006371 HURRICANE HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. LORI ANN KEENE, Defendant. NOTICE is hereby given that the un- dersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 19, 2026, at 9:00 A.M. via electronic sale at www.lee.real foreclose.com, in accordance with Sec- tion 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. 36 & 37 in Con- dominium Parcel 112 of HURRI- CANE HOUSE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all Amendments thereto, if any, pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Sec- tion 45.031. WITNESS my hand and official seal of said Court this 01/16/2026 KEVIN C. KARNES, CLERK OF COURT (SEAL) By: T Mann Deputy Clerk Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49379, 49780 / 11-20317, 11-20318 January 23, 30, 202626-00310L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3405
Division Probate
IN RE: ESTATE OF JAMES A. JACKSON
Deceased.

The administration of the estate of JAMES A. JACKSON, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 23rd, 2026.

Personal Representative:
/s/ Stephen Trimper
STEPHEN TRIMPER
267 S Villa Avenue
Villa Park, IL60181
Attorney for Personal Representative:
/s/ Nikki A. Uri
NIKKI A. URI, Esq.
Florida Bar Number: 0670367
P.O. Box 110145
Naples, FL 34108
Telephone: (239) 287-1753
E-Mail: nikkiauri@yahoo.com
Secondary E-Mail:
meka@nikkiurilaw.com
January 23, 30, 2026 26-00344L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-003721
Division Probate
IN RE: ESTATE OF DONALD EDWIN NEWBERN,
Deceased.

The administration of the estate of DONALD EDWIN NEWBERN, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 23, 2026.

Personal Representative:
/s/ Lynette M. Newbern
LYNETTE M. NEWBERN
9005 Bayou Drive
Tampa, FL 33635
Attorney for Personal Representative:
/s/ Gregory J. Nussbickel
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 23, 30, 2026 26-00345L

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-6390
IN RE: FORFEITURE OF \$20,779.00 U.S. CURRENCY
TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$20,779.00 U.S. CURRENCY be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$20,779.00 U.S. CURRENCY.

You are required to file a copy of your

written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated this 01/20/2026

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

Sarah M. Goodman, Esquire
LEE COUNTY SHERIFF'S OFFICE
LEGAL DIVISION
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 477-1481
E-mail: SGoodman@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: Sarah M. Goodman
Sarah M. Goodman
Florida Bar No.: 1058980
January 23, 30, 2026 26-00340L

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-6754
DEVA INVESTMENT GROUP, LLC,
a Florida limited liability company,
Plaintiff, v.
LOUIE FELIPE AVILES, an individual, and MONICA LEE AVILES, his wife,
Defendants.

TO THE DEFENDANTS: LOUIE FELIPE AVILES and MONICA LEE AVILES, who may claim an interest in the real property which is subject of this action.

YOU ARE HEREBY NOTIFIED that an action for quieting title for the following property in Lee County, Florida has been filed against you:

Lots 39 and 40, Block 3897, Unit 53, Cape Coral, according to the plat thereof as recorded in Plat Book 19, Page(s) 64 through 78, inclusive, of the Public Records of Lee County, Florida.
Parcel ID Number: 33-43-23-C1-03897.0390
Common Address: a 2012 NW 24th Avenue, Cape Coral, FL 33993 (the "Property")

The last known address for Defendant is: LOUIE FELIPE AVILES and MONICA LEE AVILES, 1612 13th Ter, Cape Coral, FL 33991

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, within 30 days. 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 20th day of January, 2026.

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

Irina Prell, Esq.,
3729 Chiquita Blvd. S.,
Cape Coral, FL 33914,
Tel. (239) 231-2222,
email: Irina@spearinglaw.com,
Vanessa@spearinglaw.com
January 23, 30, 2026 26-00339L

FIRST INSERTION

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

Case No. 2025- CA- 5622
MEADOWS OF ESTERO CONDOMINIUM, INC., a Florida Not for Profit Corporation,
Plaintiff, v.
RENE PIERSON,
UNKNOWN SPOUSE OF RENE PIERSON, BARCLAYS BANK DELAWARE, AND UNKNOWN TENANT(S)/OCCUPANT(S)
Defendants.

TO: UNKNOWN SPOUSE OF RENE PIERSON
Last Known Address:
21524 Taft Circle, #203
Estero, FL 33928

YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:

Unit 203, Building 31, MEADOWS OF ESTERO, a Condominium, according to the Declaration of Condominium thereof

recorded in Official Records Instrument No. 2005000036677, and as amended, Public Records of Lee County, Florida.
Property Address: 21524 Taft Circle, #203, Estero, FL 33928

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, G. Tyler Baillargeon, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Blvd, Fort Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this 20th day of January, 2026.

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

G. Tyler Baillargeon, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Blvd,
Fort Myers, FL 33901
TBaillargeon@gadclaw.com;
JDelgado@gadclaw.com.
January 23, 30, 2026 26-00334L

FIRST INSERTION

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

Case No. 2025- CA- 5622
MEADOWS OF ESTERO CONDOMINIUM, INC., a Florida Not for Profit Corporation,
Plaintiff, v.
RENE PIERSON,
UNKNOWN SPOUSE OF RENE PIERSON, BARCLAYS BANK DELAWARE, AND UNKNOWN TENANT(S)/OCCUPANT(S)
Defendants.

TO: RENE PIERSON
Last Known Address:
21524 Taft Circle, #203
Estero, FL 33928

YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:

Unit 203, Building 31, MEADOWS OF ESTERO, a Condominium, according to the Declaration of Condominium thereof

recorded in Official Records Instrument No. 2005000036677, and as amended, Public Records of Lee County, Florida.
Property Address: 21524 Taft Circle, #203, Estero, FL 33928

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, G. Tyler Baillargeon, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Blvd, Fort Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this 20th day of January, 2026.

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

G. Tyler Baillargeon, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Blvd,
Fort Myers, FL 33901
TBaillargeon@gadclaw.com;
JDelgado@gadclaw.com.
January 23, 30, 2026 26-00335L

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-007144
DANIEL W. ROUSER and CHERYL L. ROUSER, husband and wife,
Plaintiffs, v.
DAVID W. WILMOUTH, whose current address is unknown, who may claim an interest by, through, or under EARLINE H. GRIMES a/k/a EARLINE HAMILTON GRIMES, deceased; SUSAN MALYNN WATSON, whose current address is unknown, who may claim an interest by, through, or under EARLINE H. GRIMES a/k/a EARLINE HAMILTON GRIMES, deceased; ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST EARLINE H. GRIMES a/k/a EARLINE HAMILTON GRIMES, DECEASED, Defendants.

TO THE DEFENDANTS: DAVID W. WILMOUTH, EARLINE H. GRIMES a/k/a EARLINE HAMILTON GRIMES, and SUSAN MALYNN WATSON, who may claim an interest in the real property which is subject of this action.

YOU ARE HEREBY NOTIFIED that an action for quieting title for the following property in Lee County, Florida has been filed against you:

Unit #448 of OLD BRIDGE VILLAGE, a Cooperative Mobile Home Park, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded on July 12, 2002 in Official Records Book 03684, Page 4782, Public Records of Lee County, Florida; subject to: the Mortgage encumbering the park in favor of BANK OF AMERICA, N.A., recorded July 23, 2002 in Official Records Book 03691, Page 0813; the Collateral Assignment of Leases, Rents and Profits recorded July 23, 2002 in Official Records Book 03691, Page 0825; the Future Advance Receipt under Mortgage Providing for Future Advances recorded July 23, 2002 in Official Records Book 03691, Page 0838; and the Master Form Proprietary Lease, Articles of Incorporation,

Bylaws, and Rules and Regulations of Old Bridge Village Co-Op, Inc., all as recorded in the Public Records of Lee County, Florida.

Parcel ID Number: 01-44-24-00-00016.0000
Common Address: 14521 Paul Revere Loop, North Fort Myers, FL, 33917 (the "Property")
The last known address for Defendant is:
DAVID W. WILMOUTH, 356 Old Lock 12 Road Morgantown, WV 26501
SUSAN MALYNN WATSON, 1760 Georges Fairchance Rd, Smithfield, PA 15478
EARLINE H. GRIMES a/k/a EARLINE HAMILTON GRIMES, 10300 Cypress Cove Dr, Apt 1108, Fort Myers, FL 33908

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 25, 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 16th day of January, 2026.

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

Irina Prell, Esq.,
3729 Chiquita Blvd. S.,
Cape Coral, FL 33914,
Tel. (239) 231-2222,
email: Irina@spearinglaw.com,
Vanessa@spearinglaw.com
Jan. 23, 30; Feb. 6, 13, 2026
26-00306L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
(1017 NW 10th Avenue, Cape Coral, Florida 33993)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
Case No. 2025-CA-2697
TRYON STREET ACQUISITION TRUST I,
Plaintiff, v.
SUMMER INVESTMENT 2 LLC,
et. al.
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated January 20, 2026 en-

tered in Case No. 2025-CA-002697 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TRYON STREET ACQUISITION TRUST I, is the Plaintiff, and SUMMER INVESTMENT 2 LLC et. al., is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at <http://www.lee.realforeclose.com> beginning at 9:00 a.m. on February 19, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:
Lots 16 and 17, in Block 2859, of

Unit 41, Cape Coral Subdivision, according to the plat thereof, as recorded in Plat Book 17, at Pages 2 through 14, inclusive, of the Public Records of Lee County, Florida.
Property Address: 1017 N.W. 10th Avenue, Cape Coral, Florida 33993

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

Dated this 20th day of January 2026.

Kevin C. Karnes
(SEAL) N Wright-Angad

CLERK OF COURT
LEE COUNTY, FLORIDA

/s/ Ronald B. Cohn
Ronald B. Cohn, Esquire
Fla. Bar No: 599786
BURR & FORMAN LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
(813) 221-2626 (office)
Primary E-Mail Addresses:
rcohn@burr.com
Secondary E-Mail Addresses:
dmorse@burr.com and
mguerra@burr.com
Attorney for Plaintiff
46622109 v1
January 23, 30, 2026 26-00343L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20THTH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: PROBATE
CASE NO.: 2024-CP-003503
IN RE: THE ESTATE OF: MICHAEL PHILIP DORMAN,
Deceased.

The administration of the estate of MICHAEL PHILIP DORMAN, deceased, whose date of death was October 8, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center Proper 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 TIME 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. A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

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 23, 2026.

Michelle Dorman
6445 Luzon Ave. NW, APT. 314
Washington D.C. 20012
Personal Representative
Respectfully submitted,
By:/s/ Shawn Smith
Shawn Smith, Esq. (FBN: 489492)
522 S Hunt Club, Suite 328
Apopka, FL 32703
Phone: (407) 279-0353- Phone
Email: ssmith@srhslaw.com
January 23, 30, 2026 26-00287L

SAVE
TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

10250006-0363

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](https://legals.businessobserverfl.com)

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.



Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

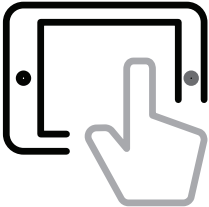
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



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](https://legals.businessobserverfl.com)

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

SUBSEQUENT
INSERTIONS

--- 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-005238
HURRICANE HOUSE
CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit
corporation,
Plaintiff, vs.
JANICE R. ST. THOMAS,
Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 12, 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. 24 in Condominium Parcel 116 of HURRICANE HOUSE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all Amendments thereto, if any,

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

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

WITNESS my hand and official seal of said Court this 01/12/2026

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

Michael J. Belle, Esquire
Attorney for Plaintiff
2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com
49388 / 11-52038
January 16, 23, 2026 26-00240L

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-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:

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.

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

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

WITNESS my hand and official seal of said Court this 01/12/2026

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

Michael J. Belle, Esquire
Attorney for Plaintiff
2364 Fruitville Road
Sarasota, FL 34237
service@michaelbelle.com
49177 / 3-11869
January 16, 23, 2026 26-00243L

ESSENTIAL ELEMENTS
OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



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



--- ESTATE ---

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003944 Division Probate IN RE: ESTATE OF PETER S. READ, Deceased. The administration of the estate of PETER S. READ, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901 The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: CAROLE B. READ 8592 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003760 IN RE: ESTATE OF NORMA GAY MORELAND, Deceased. The administration of the estate of NORMA GAY MORELAND, deceased, File No. 25-CP-003760, whose date of death was May 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street., Fort Myers, Florida 33901. The name and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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. The date of first publication of this notice is: January 16, 2026. Personal Representative: Regina Higgins 101 Williams Street P.O. Box 201 Butler, Kentucky, 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@rrlawpa.com January 16, 23, 202626-00205L

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: PROBATE Case No. 25-CP-3458 IN RE: ESTATE OF WILLIAM GERALD WEAVER a/k/a WILLIAM G. WEAVER a/k/a WILLIAM WEAVER, Deceased. The administration of the estate of WILLIAM GERALD WEAVER, deceased, whose date of death was September 1, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. 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

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-000020 IN RE: ESTATE OF BARBARA ANN ZUBER Deceased. The administration of the estate of Barbara Ann Zuber, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 16, 2026. Personal Representative: Howard F. Hodgson, Sr. 22637 Westbridge Court Estero, Florida 33928 Attorney for Personal Representative: James E. Kerr, Attorney Florida Bar Number: 0521728 Henderson, Franklin, Starnes & Holt, P.A. 3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, Florida 34134 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: james.kerr@henlaw.com Secondary E-Mail: denise.edwards@henlaw.com January 16, 23, 202626-00212L	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002994 Division Probate IN RE: ESTATE OF DAVID LEE BROWN Deceased. The administration of the estate of DAVID LEE BROWN, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, 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: 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

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: PROBATE Case No. 25-CP-3859 IN RE: ESTATE OF JOHANNE CAROLE LESTISHOCK a/k/a JOHANNE C. LESTISHOCK, Deceased. The administration of the estate of JOHANNE CAROLE LESTISHOCK a/k/a JOHANNE C. LESTISHOCK, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative'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/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

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2848 IN RE: ESTATE OF BETTY M. ROBERTSON Deceased. The administration of the estate of 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. 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. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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: 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	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.2025-CP-003299 PROBATE DIVISION IN RE: ESTATE OF JEAN E. CLEMENTS Deceased. The administration of the estate of Jean E. Clements, deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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: 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: tthotley@bmdpl.com January 16, 23, 202626-00217L

--- TAX DEEDS ---

SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002224 NOTICE IS HEREBY GIVEN THAT FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05070 Year of Issuance 2023 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 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 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. Jan. 16, 23, 30; Feb. 6, 2026 26-00197L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002224 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: 23-22538 Year of Issuance 2023 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 Names in which assessed: KATHLEEN KIVLEN, LORETTA KIVLEN, RAYMOND KIVLEN, REGINA KIVLEN, ROBERT KIVLEN, STEPHEN KIVLEN 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. Jan. 16, 23, 30; Feb. 6, 2026 26-00198L

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

1/20/2026, 9:08 AM

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

SECOND INSERTION	
<p>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.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>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.</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 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.</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 THREE (3) MONTHS AFTER THE</p>	<p>DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>The date of first publication of this Notice is January 16, 2026.</p> <p>/s/ William E. Heath, Sr. WILLIAM E. HEATH, SR., As Personal Representative</p> <p>Attorney and Personal Representative Giving Notice: <i>/s/</i> 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, 2026 26-00255L</p>

SECOND INSERTION	
<p>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.</p> <p>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.</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</p>	<p>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.</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 16, 2026.</p> <p>Personal Representatives: 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</p> <p>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, 2026 26-00250L</p>

SECOND INSERTION					
<p>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.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of 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:</p> <table><tr><td>Name</td><td>Address</td></tr><tr><td>Robert B. Glass</td><td>245 SW 43rd St. Cape Coral, FL 33914</td></tr></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is January 16, 2026.</p> <p>Person Giving Notice: Robert B. Glass 245 SW 43rd St. Cape Coral, Florida 33914</p> <p>Attorney for Person Giving Notice <i>/s/</i> Wess M. Jacobs Wess M. Jacobs Attorney for Robert B. Glass Florida Bar Number: 932655 Osterhout & McKinney, P.A. 3783 Seago Lane Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: wessj@omplaw.com Secondary E-Mail: hillaryh@omplaw.com January 16, 23, 2026 26-00244L</p>	Name	Address	Robert B. Glass	245 SW 43rd St. Cape Coral, FL 33914	<p>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</p> <p>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.</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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: January 16, 2026.</p> <p>/s/ Christopher Boran (Jan 5, 2026 17:12:39 EST) CHRISTOPHER BORAN Personal Representative</p> <p>FLORIDA ESTATE PLANNING ATTORNEY, PLLC By: <i>/s/</i> David Jones David G. Jones, Esq Attorney for the Personal Representative Florida Bar No. 1010525 Office: 18070 S. Tamiami Trail, 11-5, Fort Myers, Florida 33908 Tel.: (239) 227-8830 E-mail: david@flestateplanningatty.com January 16, 23, 2026 26-00256L</p>
Name	Address				
Robert B. Glass	245 SW 43rd St. Cape Coral, FL 33914				

SECOND INSERTION	
<p>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,</p> <p>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.</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 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.</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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 16, 2026.</p> <p>Personal Representative: Christina Fay 503 Wyoming Road Lehigh Acres, Florida 33936</p> <p>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, 2026 26-00259L</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-003614 IN RE: ESTATE OF VINCENT SPANTI, Deceased.</p> <p>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.</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>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:</p> <p>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.</p> <p>and commonly known as: 1219 NE 14TH PL, CAPE CORAL, FL 33909 (the "Property").</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 the seal of the court on 01/08/2026</p> <p>Kevin C. Karnes As Clerk of the Circuit Court Lee County, Florida (SEAL) T Mann DEPUTY CLERK</p>

SECOND INSERTION	
<p>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.</p> <p>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.</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 16, 2026.</p> <p>Doreen Robertson Personal Representative 200 NW 22nd Place Cape Coral, FL 33993</p> <p>Attorney for Personal Representative: ALVARO C. SANCHEZ Attorney for Petitioner 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoralattorney.com Email: courtfilings@capecoralattorney.com January 16, 23, 2026 26-00269L</p>	<p>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).</p> <p>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:</p> <p>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.</p> <p>Property Address: 8176 PELICAN ROAD, FORT MYERS, FL 33967</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 01/12/2026</p> <p>Kevin C. Karnes As Clerk of the Court (SEAL) By: T Mann As Deputy Clerk</p> <p>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, 2026 26-00239L</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 25-CA-000711 HERITAGE COVE COMMUNITY ASSOCIATION, INC., Plaintiff, v. ESTATE OF KURT KRALL, UNKNOWN SPOUSE OF KURT KRALL AND UNKNOWN TENANT(S)/OCCUPANT(S) IN POSSESSION, et al., Defendants</p> <p>NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated January 14, 2026, entered in Civil Case No. 2025-CA-000711 of the County Court of the Twentieth Judicial Circuit in and for Lee County, I will sell to the Highest and Best Bidder for Cash by electronic sale beginning at 9:00 a.m. on the prescribed date at www.lee.realforeclose.com on the 12th day of February, 2026, the following described property as set forth in said Final Judgment, to-wit:</p> <p>Lot 18, Block A1, HERITAGE COVE PHASE I, a subdivision, according to the plat hereof, recorded in Plat Book 64, Pages 90 through 100, inclusive, of the Public Records of Lee County, Florida</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 01/14/2026</p> <p>Kevin C. Karnes Clerk of Court (SEAL) By: T Mann Deputy Clerk</p> <p>January 16, 23, 2026 26-00272L</p>	

ESTATE

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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

SAVE
TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

1/20/2026_V33

THIRD 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-009321

IN RE: The Marriage of Renata Nobrega Rocha

Petitioner and Jesse Alan Kerner Respondent

TO: Jesse Alan Kerner 485 Azine Terrace, Sebastian, Florida 32958

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 Renata Nobrega Rocha whose address is 65 Sw 12th Avenue, Apt. 206, Deerfield Beach, Florida 33442 on or before February 9, 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: 12/31/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins
Deputy Clerk

January 9, 16, 23, 30, 2026

26-00157L

THIRD INSERTION

NOTICE OF ACTION

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

CIVIL ACTION

CASE NO: 25-CA-5754

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

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

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

The last known address for Defendant is:

1. SWFL CONTRACTING, LLC: 3801 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916.

2. BRANDON ANDERSON: 3726 TARECO ST., FT. MYERS, FL 33905

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

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

DATED at Lee County, Florida, this 07 day of January, 2026.

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

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

January 9, 16, 23, 30, 2026

26-00187L

SECOND INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO. 25-CA-003996

ON SLOW 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 MICHAEL F. PRUCHA A/K/A MICHAEL PRUCHA

Last Known Address 1444 SANDPIPER CIR SANIBEL, FL 33957

Current Residence is Unknown

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

UNIT 22B, LAKESIDE VILLAS, PHASE II, THE DUNES AT SANIBEL ISLAND, MORE FULLY DESCRIBED AS FOLLOWS:

A LOT OR PARCEL OF LAND LYING IN LOT 22, PHASE II, THE DUNES AT SANIBEL ISLAND, SECTION 19, TOWNSHIP 46 SOUTH, RANGE 23 EAST, CITY OF SANIBEL AS SHOWN ON SHEET 2 OF PLAT RECORDED IN PLAT BOOK 33, BEGINNING AT PAGE 89, LEE COUNTY, RECORDS WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS: 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 CURVATURE; 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 INTERSECTION WITH THE SOUTHERLY PROLONGATION OF

140.74 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE NORTH BOUNDARY OF SAID LOT 104.36 FEET; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 140.74 FEET TO THE POINT OF BEGINNING.

a/k/a 1000 Leeland Hgts 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 Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within 30 days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

SECOND INSERTION

NOTICE OF ACTION

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

CIVIL ACTION

CASE NO.: 36-2025-CA-003922

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

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST TERRENCE WHITFIELD, DECEASED

Last Known Address: Unknown

Current Address: Unknown

TERRENCE DEMICHAEL WHITFIELD

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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 30 THROUGH 48, INCLUSIVE, 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 publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

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

SAVE TIME

Email your Legal Notice

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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

Business Observer

002006_04

SECOND INSERTION	
<p>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.</p> <p>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.</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</p>	<p>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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER</p>

SECOND 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: UNIT NO. 408 OF CONCORDIA AT CAPE CORAL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NUMBER 2006000353492, 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 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>	<p>SECOND 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.</p> <p>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.</p> <p>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.</p> <p>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</p>

SECOND INSERTION	
<p>NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 24-CP-003017 IN RE: The Estate of NOBUKO MCGUIRE Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$5,500.00 are being held for SHIGEOYO OTO in the registry of the court, deposited per order dated 11/24/2025, IN RE: The Estate of NOBUKO MCGUIRE, deceased; case number 24-CP-003017.</p> <p>The Clerk of the Circuit Court will deposit these funds with the Department of Financial Services no less than six months after the posting or the first publication of this notice, after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.</p> <p>Dated: December 19, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT Lee County 1700 Monroe St. Ft. Myers, FL 33901 By: s/ Karen Dix Deputy Clerk Dec. 26, 2025; Jan. 23, 2026 25-05216L</p>	

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

SECOND INSERTION	
<p>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.</p> <p>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</p>	

SECOND INSERTION	
<p>NOTICE OF ACTION FOR PETITION TO ESTABLISH PATERNITY, PARENTAL RESPONSIBILITY, TIME SHARING AND SUPCEDING 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-CA-002914 A&D MORTGAGE LLC, a Florida Limited Liability Company, Plaintiff, v. FORT MYERS BUILDING LLC, a Delaware Limited Liability Company; MULTIBANCO INTERNATIONAL, a Puerto Rico Company; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): MULTIBANCO INTERNATIONAL, A PUERTO RICO COMPANY 2821 20th ST SW LEHIGH ACRES, FL 33976 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 4, BLOCK 59, UNIT 6, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 93, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. a/k/a 2821 20th St SW, Lehigh Acres, FL 33976 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort</p>	<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.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 8th day of January, 2026. Kevin C. Karnes Clerk of the Court (SEAL) By K Harris As Deputy Clerk</p> <p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 File No: 4971.000082 January 16, 23, 2026 26-00209L</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-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 NICOLE KIRBY; UNKNOWN TENANT Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 05 day of February, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 2 AND 3, BLOCK 61, UNIT 5, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, OF LEHIGH ACRES,</p>	<p>ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 70, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA PROPERTY ADDRESS: 2817 3RD ST WEST, LEHIGH ACRES, FL 33971 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>Dated this day of 01/08/2026, 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 25-02939 January 16, 23, 2026 26-00215L</p>

SECOND 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 Judgement of Foreclosure entered on October 1, 2025 and the Agreed Order Approving Stipulation, Disbursing Deposit Funds, Amending Final Judgment Amounts, and Rescheduling Foreclosure sale as to Units 206 and 306 entered on January 5, 2026, in Case No. 24-CA-7366, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which Village Creek Condominium Association, Inc is the Plaintiff, and James P. Barry and Unknown Tenants or Occupants in Possession are the Defendants, the Clerk of the Circuit Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 AM on February 5, 2026, the following described properties situated in Lee County, Florida: Condominium Unit No. 206, Building 2835, of Village Creek, a Condominium, according to the Declaration Thereof, as Recorded in Clerk's File No. 2005000192444, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided</p>	<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.</p> <p>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</p> <p>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</p>

SECOND 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: 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 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. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031. Dated: 01/14/2026 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>	

SECOND 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: 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. 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>	

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

123 100% LITE

LV20890_V5

SECOND 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 HOME-OWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, is/ are Defendant(s), I, Kevin C. Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash at www.lee.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

SECOND 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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-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,

SECOND 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 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-

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-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

SECOND 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

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-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

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-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,

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, brinson@afblaw.com, {00087579.DOCX}
January 16, 23, 2026 26-00268L

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

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

--- TAX DEEDS / ACTIONS / PUBLIC SALES ---			
SECOND INSERTION		FOURTH 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, 202626-00220L		FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002309 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-21066 Year of Issuance 2023 Descrip-tion of Property LOT 7, BLOCK 1, OF LEHIGH ACRES, UNIT NO. 1, SECTION 24, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE(S) 88, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 24-45-27-01-00001.0070 Names in which assessed: JAMES RICHARD THULLEN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00070L	
SECOND INSERTION		FOURTH 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. Mo-rales 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, 202626-00219L		FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002235 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-21150 Year of Issuance 2023 Descrip-tion of Property LOT 5, BLOCK 38, UNIT 4, SEC-TION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 94, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-04-00038.0050 Names in which assessed: MOSHE GRENBLAT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00071L	
FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002285 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-22608 Year of Issuance 2023 Descrip-tion 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 accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00085L		FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002285 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-22124 Year of Issuance 2023 Descrip-tion of Property LOT 9, BLOCK 58, UNIT 9, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-09-00058.0090 Names in which assessed: ZER-GREEN, INC. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00081L	
THIRD INSERTION		THIRD INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2025-CA-006552 DOUBLE Z INVESTMENTS, LLC, Plaintiff, v. CHE-SAN LAI, Defendant. TO: CHE-SAN LAI 140-30 SANFORD AVE., #4C FLUSHING, NEW YORK 11355 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DE-SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 1-2, BLOCK 3522, UNIT 47 PART 2 CAPE CORAL, AC-CORDING TO PLAT THERE-OF RECORDED IN PLAT BOOK 23, PAGE 112-127 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your writ-		NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CC-006861 ORANGE HARBOR CO-OP, INC., Plaintiff, vs. ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEWISEES OF JAMES SATHER JR., and UNKNOWN PARTY OR PARTIES IN POSSESSION Defendants. TO: Unknown Party or Parties in Possession 251 Hamlin Drive Lot No. 251 Fort Myers, Florida 33905 YOU ARE NOTIFIED that an action for Possession of Real Property located at: 251 Hamlin Drive, Lot No. 251, Fort Myers, Florida 33905 has been filed against you, and you are required to serve a copy of your writ-ten 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 BE-FORE February 09, 2026 NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's at-torney or immediately thereafter; oth-erwise a default will be entered against you for the relief demanded in the Com-plaint or petition. WITNESS Kevin C. Karnes, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County, Florida. Dated: 12/30/2025 KEVIN C. KARNES Clerk of the Circuit and County Court (SEAL) By: K Shoap As Deputy Clerk Brian C. Chase, Esq., Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607 January 9, 16, 23, 30, 202626-00143L	
THIRD INSERTION		FOURTH 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 CAR-IAS 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		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002238 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-18721 Year of Issuance 2023 Descrip-tion of Property LOT 4, BLOCK 143, UNIT 27, SOUTHWOOD, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED 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 accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00049L	
THIRD INSERTION		FOURTH INSERTION	
NOTICE OF ACTION 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, Ne-vada 89144 YOU ARE NOTIFIED that an ac-tion 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, Flori-da 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 re-quest. You must keep the Clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily 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, re-quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-ing dismissal or striking of pleadings. Dated: 12/24/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk January 9, 16, 23, 30, 202626-00152L		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002270 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 20-004993 Year of Issuance 2020 Descrip-tion 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, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 11-44-26-06-00051.0050 Names in which assessed: HIGHTOWER PROPERTIES LLC, HIGHTOWER PROPER-TIES, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00002L	
THIRD INSERTION		FOURTH INSERTION	
NOTICE OF ACTION 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, Ne-vada 89144 YOU ARE NOTIFIED that an ac-tion 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, Flori-da 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 re-quest. You must keep the Clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily 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, re-quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-ing dismissal or striking of pleadings. Dated: 12/24/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk January 9, 16, 23, 30, 202626-00152L		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002318 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-16847 Year of Issuance 2023 Descrip-tion 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 accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00016L	
THIRD INSERTION		FOURTH INSERTION	
NOTICE OF ACTION 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, Ne-vada 89144 YOU ARE NOTIFIED that an ac-tion 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, Flori-da 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 re-quest. You must keep the Clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily 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, re-quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-ing dismissal or striking of pleadings. Dated: 12/24/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk January 9, 16, 23, 30, 202626-00152L		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002249 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-20232 Year of Issuance 2023 Descrip-tion of Property LOT 25, BLOCK 15, UNIT 4, SECTION 16, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED 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 accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00064L	
THIRD INSERTION		FOURTH INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 2025-CA-006552 DOUBLE Z INVESTMENTS, LLC, Plaintiff, v. CHE-SAN LAI, Defendant. TO: CHE-SAN LAI 140-30 SANFORD AVE., #4C FLUSHING, NEW YORK 11355 YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: THE FOLLOWING DE-SCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 1-2, BLOCK 3522, UNIT 47 PART 2 CAPE CORAL, AC-CORDING TO PLAT THERE-OF RECORDED IN PLAT BOOK 23, PAGE 112-127 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you and that you are required to serve a copy of your writ-		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002332 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-16941 Year of Issuance 2023 Descrip-tion 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 accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00021L	
THIRD INSERTION		FOURTH 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 CAR-IAS 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		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002275 NOTICE IS HEREBY GIVEN that Buf-falo 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 prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 23-16770 Year of Issuance 2023 Descrip-tion 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 accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. January 2, 9, 16, 23, 202626-00011L	

