

# Public Notices

Business  
Observer

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JANUARY 23 - JANUARY 29, 2026

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### 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

#### 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 - 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 Pole, 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

##### 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 26-00279L

#### 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 - 8014 - Cape Coral Facility Address: 3300 Chiquita Blvd. S., Cape Coral, FL 33914 US Facility Phone: 1+ (239) 208-0009 Description: Entire contents of unit consisting of, but not limited to: David Mars- Chairs, paintings, tool box, frames, framing items. 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 26-00275L

#### 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 Frankenberg- Boxes, Susan Baldwin- Totes, Weed Eater, ladder, picture, bags. Michael Santos- Xbox, TV, vacuum, Pictures, extension cords, tire, boxes, Jaelyn 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.

Dated this 20 of January, 2026.

Sentinel Compliance Consulting, LLC  
19741 The Place Blvd  
Estero, FL 33928

January 23, 2026 26-00332L

#### FIRST INSERTION

#### 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 of HIGHSTREET BRANDS, located at 12995 S Cleveland Ave, Ste 138, Fort Myers, FL 33907, intends to register the said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 23, 2026 26-00294L

#### 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](http://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, 2026 26-00281L

#### FIRST INSERTION

#### 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

**PUBLISH YOUR  
LEGAL NOTICE**

Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business  
Observer

2026

#### 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.riverhalledd.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 meetings 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.

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.

## --- PUBLIC SALES ---

## 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

## 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 #102; 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

## Fictitious Name Notice

Notice Is Herby 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 with the Florida Department of State.

January 23, 2026 26-00292L

## 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

## 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-000249  
ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC, Plaintiff, vs.  
BEFORE THE SHORE LLC, et al., Defendants.

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.reaforeclose.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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 24-CA-005983

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.  
GORDON RANDALL LAVERS, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 24, 2025 in Civil Case No. 24-CA-005983 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Gordon Randall Lavers, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.reaforeclose.com in accordance with Chapter 45, Florida Statutes on the 19 day of February, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 212 of Timberwood Village II, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1820, Page 673, of the Public Records of Lee County, Florida, and all amendments thereto, together with its undivided share in the common elements.  
Address: 6012 Timberwood Cir, APT 212, Fort Myers, FL 33908

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  
24-10266FL  
January 23, 30, 2026 26-00342L

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)

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.

## 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

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: courtney@trustska.com

0101024.DOC/14938-3096-4610, v. 1

January 23, 30, 2026 26-00305L

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 25-CP-3858  
IN RE: ESTATE OF SANDRA KAY HENRICH  
a/k/a SANDRA K. HENRICH  
a/k/a SANDRA HENRICH, Deceased.

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 25-CP-3858  
IN RE: ESTATE OF SANDRA KAY HENRICH  
a/k/a SANDRA K. HENRICH  
a/k/a SANDRA HENRICH, Deceased.

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 25-CP-3858  
IN RE: ESTATE OF SANDRA KAY HENRICH  
a/k/a SANDRA K. HENRICH  
a/k/a SANDRA HENRICH, Deceased.

The administration of the estate of SANDRA KAY HENRICH a/k/a SANDRA K. HENRICH a/k/a SANDRA HENRICH, 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

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 24-CP-001856  
IN RE: ESTATE OF STEPHEN FERD MAILLARD  
A/K/A STEPHEN F. MAILLARD Deceased.

NOTICE TO CREDITORS  
(Summary Administration)  
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.

NOTICE TO CREDITORS  
(Summary Administration)  
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.

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 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, 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 23, 30, 2026 26-00285L

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003947  
IN RE: ESTATE OF AUDREY C. HAYWARD, Deceased.

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 25-CP-003947  
IN RE: ESTATE OF AUDREY C. HAYWARD, Deceased.

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 25-CP-003947  
IN RE: ESTATE OF AUDREY C. HAYWARD, Deceased.

The administration of the Estate of Frances Kay Noti a/k/a Frances K. Noti, deceased, whose date of death was August 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is

## --- 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. 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.**

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: jra@paveselaw.com  
January 23, 30, 2026 26-00324L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
File No. 26-CP-000057  
IN RE: ESTATE OF PHYLLIS JEAN PUETT,

Deceased.

The administration of the estate of PHYLLIS JEAN PUETT, also known as PHYLLIS J. PUETT, deceased, whose date of death was August 13, 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 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.**

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

**Personal Representative:**

DEBORAH J. BLACKBURN  
Personal Representative  
307 SE 1st Place  
Cape Coral, FL 33990  
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 23, 30, 2026 26-00312L

## 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 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.**

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:  
jrivera@hnh-law.com  
January 23, 30, 2026 26-00284L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
File No. 25-CP-001166  
Division PROBATE  
IN RE: ESTATE OF MARY BERNICE MYNATT

Deceased.

The administration of the Estate of Mary Bernice Mynatt deceased, whose date of death was July 5, 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 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.

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:**

Arlene Foreman  
10091 Colonial Country Club Blvd  
Fort Myers, FL 33913-7018  
Attorney for Personal Representative:  
Karen Adams  
8186 Lake San Carlos Circle  
Fort Myers, Florida 33967  
Attorney for Petitioner:  
Florida Bar Number: 974692  
1380 Royal Palm Square Blvd.  
Fort Myers, FL 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: ruthm@trustska.com  
Secondary E-Mail:  
denise.edwards@henlaw.com  
January 23, 30, 2026 26-00323L

## 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 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

## --- ESTATE ---

## FIRST INSERTION

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

CASE No. 25-CA-006105

PHH MORTGAGE CORPORATION, PLAINTIFF, VS.

CATHERINE C. TURNER A/K/A CATHERINE TURNER A/K/A CATHERINE STEWART, ET AL. DEFENDANT(S).

To: CATHERINE C. TURNER A/K/A CATHERINE TURNER A/K/A CATHERINE STEWART RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 27393 Elwood Drive, Bonita Springs, FL 34135

To: UNKNOWN SPOUSE OF CATHERINE C. TURNER A/K/A CATHERINE TURNER A/K/A CATHERINE STEWART

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 27393 Elwood Drive, Bonita Springs, FL 34135

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

LOT 20, BLOCK A, OF THAT CERTAIN SUBDIVISION KNOWN AS WESBOEANN, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 22, PAGE 139.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on

Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice; otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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.

Date: 01/14/2026

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

Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, Our Case #: 25FL922-0053/25-CA-006105/PHH January 23, 30, 2026 26-00289L

## FIRST INSERTION

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

PROBATE DIVISION

No. 25-CP-003012

Division Probate

IN RE: ESTATE OF

BARBARA BERRY REED,

Deceased.

The administration of the estate of Barbara Berry Reed, deceased, whose date of death was August 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 23, 2026.

**Personal Representative:**  
Annie R. Spencer  
620 Pumpkin Hill  
Williston, VT 05495  
Petitioner

Donna M. Flammang  
Florida Bar No: 0015230  
Brennan, Manna & Diamond, LLC  
9240 Bonita Beach Road, Suite 1101  
Bonita Springs, FL 34135  
Phone No.: (239) 992-6578  
Fax No.: (239) 319-1065  
Primary: dmflammang@bmdpl.com  
Secondary: acroczko@bmdpl.com  
Attorney for Petitioner  
January 23, 30, 2026 26-00311L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000037

Division: Probate

IN RE: ESTATE OF

LARRY KENT WAGNER,

a/k/a LARRY K. WAGNER,

Deceased.

The administration of the estate of Larry Kent Wagner, a/k/a Larry K. Wagner, deceased, whose date of death was December 10, 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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003360

IN RE: ESTATE OF

PATRICIA A. MERKEL,

aka PATRICIA ANNE MERKEL

Deceased.

The administration of the estate of PATRICIA A. MERKEL, also known as PATRICIA ANNE MERKEL, deceased, whose date of death was September 2, 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 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.

**OTTO J. MERKEL**  
Personal Representative  
516 SE 35th Terrace  
Cape Coral, FL 33904  
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 23, 30, 2026 26-00329L

## FIRST INSERTION

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

CASE NO. 25-CA-001012

LAKEVIEW LOAN SERVICING, LLC;

Plaintiff, vs.

KRISTIAN ALTAMURA, WENDY ALTAMURA, ET AL;

Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated January 05, 2026, in the above-styled cause, I will sell to the highest and best bidder for cash at <https://www.lee.realestate.com>, on February 05, 2026, at 09:00 AM the following described property:

Lots 54 and 55, Block 3091, Cape Coral, unit 62, according to the plat thereof, of record in Plat Book 21, Page(s) 21 through 38, of the Public Records of Lee County, Florida.

Property Address: 1722 SW 4TH AVE, CAPE CORAL, FL 33991

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

WITNESS my hand on day of 01/20/2026

Kevin C. Karnes  
(SEAL) N Wright-Angad  
Deputy Clerk of Court, Lee County  
MARINOSCI LAW GROUP, P.C.  
Attorney for the Plaintiff  
100 WEST CYPRESS CREEK ROAD,  
STE 1045  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 644-8704;  
Fax: (954) 772-9601  
ServiceFL@mlg-defaultlaw.com  
ServiceFL2@mlg-defaultlaw.com  
25-00338  
January 23, 30, 2026 26-00319L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-0038

Division Probate

IN RE: ESTATE OF

RONALD D. BROOKS

Deceased.

The administration of the estate of RONALD D. BROOKS, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The administration of the estate of RONALD D. BROOKS, deceased, whose date of death was February 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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:**  
Kevin Crudder  
47619 Clairmont Ln  
Chesterfield, MI 48047

Attorney for Personal Representative:

Renee E. Nesbit

E-mail Address:

RNesbit@Nesbit-Law.com

Florida Bar No. 75374

Renee E. Nesbit, Attorney At Law

8305 Laurel Lakes Way

Naples, Florida 34119

Telephone: (239) 249-1072

January 23, 30, 2026 26-00299L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000056

IN RE: ESTATE OF

ROBERT ARTHUR CRUDDER

Deceased.

The administration of the estate of ROBERT ARTHUR CRUDDER, deceased, whose date of death was November 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

## --- 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 9:00 AM.

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  
01150/2219336/CMP  
January 23, 30, 2026 26-00318L

## 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 to 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 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Attorney for Plaintiff:  
ngeraci@lenderlegal.com  
EService@LenderLegal.com  
LLS14356-Soulis  
January 23, 30, 2026 26-00290L

## 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  
PREMIUM TRUST,

Plaintiff, v.

TALOR KELLEY, et al.,

Defendant(s).

NOTICE IS HEREBY GIVEN that pur-  
suant to a Final Judgment in Foreclo-  
sure entered on November 19, 2025 and en-  
tered 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 Defendants.  
The Clerk of the Court, KEVIN  
KARNES, will sell to the highest bidder  
for cash at www.lee.realforeclose.com  
on February 19, 2026 at 9:00am, the  
following described real property as  
set forth in said Final Judgment, to wit:

LOT 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) 785-5778

By: /s/ Rebecca E. Smith

Jason Duggar, Esq.

FL Bar No.: 83813

Christopher 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 Gollahan, Esq.

FL Bar No.: 647799

fpleadings@ghidottiberger.com

January 23, 30, 2026 26-00307L

## 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. SPOUSE, DORIS

W. SPOUSE AND UNKNOWN

TENANT IN POSSESSION OF THE

SUBJECT PROPERTY

DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant  
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. Spouse And  
Unknown Tenant in possession of the  
subject property N/K/A Donald Gilbert  
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 CLAIMING  
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, 2026 26-00303L

## 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 pursuant  
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 INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE OF  
ANGEL OAK MORTGAGE TRUST 2024-2,  
MORTGAGE-BACKED CERTIFICATES,  
SERIES 2024-2, 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 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.

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 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, 2026 26-00322L

## --- 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 23, 2026.

**Personal Representative:**  
/s/ Stephen Trumper  
**STEPHEN TRIMPER**

267 S Villa Avenue  
Villa Park, IL 60181

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: nikkiuri@yahoo.com

Secondary E-Mail:

meka@nikkiuriaw.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, 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 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. 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

Esterio, 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

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, Tel. (239) 231-2222, T.Baillargeon@gadclaw.com; JDelgado@gadlaw.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.: 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. 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;

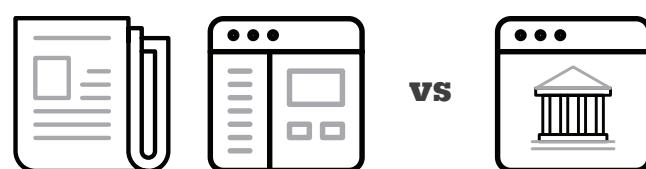
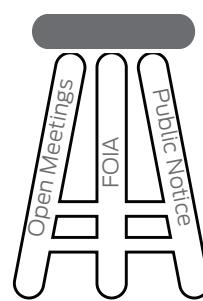
the Future Advance Receipt under Mortgage Providing for Future Advances recorded July 23, 2002 in Official Records Book 03691, Page 0838;

and the Master Form Proprietary Lease, Articles of Incorporation,

YOU ARE REQUIRED to file your written defenses, if any,

# 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](http://Legals.BusinessObserverFL.com)

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

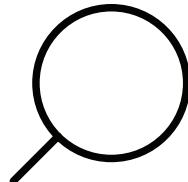


### Citizens continue to learn about vital civic matters from newspaper notices.

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

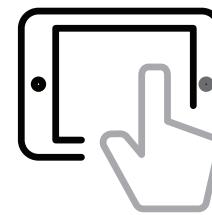
### Verifying publication is difficult-to-impossible on the web.

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

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## 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](http://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](mailto: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](http://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 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](mailto: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



## 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
- School District Reports
- Zoning, Annexation and Land Use Changes
- Permit and License Applications

#### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
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- Orders to Appear in Court

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To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

## --- ESTATE ---

## 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  
8952 Bristol Bend  
Fort Myers, FL 33908

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

January 16, 23, 2026 26-00211L

## SECOND INSERTION

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

The administration of the estate of NORMA GAY MORELAND, deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

## Personal Representative:

Regina Higgins  
101 Williams Street  
P.O. Box 201  
Butler, Kentucky, 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, 2026 26-00205L

## 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.

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

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

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

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

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

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

## Personal Representative:

Howard F. Hodgson, Sr.  
22637 Westbridge Court  
Estero, Florida 33928

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

January 16, 23, 2026 26-00212L

## 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, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Attorney for Personal Representative:  
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, 2026 26-00206L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-2848  
Division Probate  
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.

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

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

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

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

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

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

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

## Personal Representative:

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: (786) 344-1200  
E-Mail: haylee.blessing@henlaw.com  
Secondary E-Mail:  
denise.edwards@henlaw.com

January 16, 23, 2026 26-00208L

## 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-3458  
IN RE: ESTATE OF

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

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

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

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

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

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 34249  
/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, 2026 26-00228L

## PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

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## --- ESTATE / SALES ---

## SECOND INSERTION

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

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

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

**Personal Representative:**

/s/ Darren Davis  
Darren William Davis

408 Marathon Court  
Naples, Florida 34112

Attorney for Personal Representative:

/s/ Paul C. Darrow  
Paul C. Darrow, Attorney  
Florida Bar Number: 0606715  
1415 Panther Lane, Ste. 242  
Naples, FL 34109

Telephone: (239) 262-3268  
Fax: (239) 591-6683

E-Mail: pdarrow3@aol.com

Secondary E-Mail:

Maxsrock@gmail.com

January 16, 23, 2026 26-00245L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000036  
IN RE: ESTATE OF  
STANFORD H. GLASS

Deceased.

**TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:**

You are hereby notified that an Order of Summary Administration has been entered in the estate of Stanford H. Glass, deceased, File Number 26-CP-000036, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901; that the decedent's date of death was September 18, 2025; that the estate contained only protected homestead and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Robert B. Glass  
245 SW 43rd St.  
Cape Coral, FL 33914

**ALL INTERESTED PERSONS ARE NOTIFIED THAT:**

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE**.

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

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

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

**Person Giving Notice:**

Robert B. Glass  
245 SW 43rd St.

Cape Coral, Florida 33914

Attorney for Person Giving Notice

/s/ Wess M. Jacobs

Wess M. Jacobs

Attorney for Robert B. Glass

Florida Bar Number: 932655

Osterhout & McKinney, P.A.

3783 Seago Lane

Fort Myers, FL 33901

Telephone: (239) 939-4888

Fax: (239) 277-0601

E-Mail: wessj@omplaw.com

Secondary E-Mail:

hillaryh@omplaw.com

January 16, 23, 2026 26-00244L

## SECOND INSERTION

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

PROBATE DIVISION

Case No.: 25-CP-003606

IN RE: ESTATE OF

PAUL EDWARD BORAN

Deceased.

The administration of the estate of PAUL EDWARD BORAN, deceased, whose date of death was October 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

**Paul Edward Boran**

(Jan 5, 2026 17:12:39 EST)

**CHRISTOPHER BORAN**

**Personal Representative**

FLORIDA ESTATE PLANNING

ATTORNEY, PLLC

By: /s/ David Jones

David G. Jones, Esq.

Attorney for the Personal

Representative

Florida Bar No. 1010525

Office: 18070 S. Tamiami Trail, 11-5,

Fort Myers, Florida 33908

Tel.: (239) 227-8830

E-mail:

courtfilings@capecoralattorney.com

david@flestateplanningatty.com

January 16, 23, 2026 26-00269L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 25-CP-3614

IN RE: ESTATE OF

VINCENT SPANTI,

Deceased.

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

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

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

**Doreen Robertson**

**Personal Representative**

200 NW 22nd Place

Cape Coral, FL 33993

Attorney for Personal Representative:

ALVARO C. SANCHEZ

Attorney for Petitioner

1714 Cape Coral Parkway East

Cape Coral, Florida 33904

Tel 239/542-4733

FAX 239/542-9203

FLA BAR NO. 105539

Email: alvaro@capecoralattorney.com

Email:

courtfilings@capecoralattorney.com

January 16, 23, 2026 26-00269L

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO****CHAPTER 45**

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

CASE NO.: 25-CA-000189

U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR LB-TREEHOUSE SERIES VI  
TRUST,

Plaintiff, v.

JORGE LUIS BIOSCA SANDOVAL,  
et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 5, 2026 and entered in Case No. 25-CA-000189 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein JORGE LUIS BIOSCA SANDOVAL, are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.reaforeclose.com on February 19, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

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

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

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

WITNESS my hand and the seal of the court on 01/08/2026

Kevin C. Karnes

As Clerk of the Circuit Court  
Lee County, Florida  
(SEAL) T Mann

DEPUTY CLERK

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 33813  
Christoph Hellewell, Esq.  
FL Bar No.: 114230  
Any E. Macias, Esq.  
FL Bar No.: 045860

## --- 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claim with this court **WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

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

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

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

## Personal Representative:

**JEROME J. KRUG**

25155 Redwood Court

Punta Gorda, Florida 33955

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

## 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, 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

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 P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**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.

## MILDRED LALLY

## Personal Representative:

**55 Holly Street**

Canton, NC 28716

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B.

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnhs-law.com

Secondary Email:

jrivera@hnhs-law.com

January 16, 23, 2026 26-00204L

## SECOND INSERTION

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

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

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

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

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

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

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

**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:

**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  
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.**

All other creditors of the Decedent and other persons having claims or demands against decedent's estate must file their claims with this court **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the Decedent and other persons having claims or demands against decedent's estate must file their claims with this court **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER**

## 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

## --- ACTIONS ---

## 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

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

TO: UNKNOWN SPOUSE OF MI  
CHAEL F. PRUCHA A/K/A MICHAEL  
PRUCHA  
Last Known Address  
1444 SANDPIPER CIR  
SANIBEL, FL 33957

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

Florida:  
UNIT 22B, LAKESIDE 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

A CENTERLINE OF THE PARTY WALL OF AN EXISTING DUPLEX STRUCTURE; THENCE RUN NORTH 01 DEGREES 08 MINUTES 27 SECONDS EAST ALONG SAID PROLONGATION, SAID CENTERLINE AND THE NORTHERLY PROLONGATION OF SAID CENTERLINE FOR 248.06 FEET TO THE NORTH LINE OF SAID LOT; THENCE RUN NORTH 87 DEGREES 23 MINUTES 53 SECONDS WEST ALONG SAID NORTH LINE FOR 50.12 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE RUN SOUTH 01 DEGREES 09 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT FOR 242.20 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's at

torneys or immediately thereafter; 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.

DATED on 01/09/2026

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

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's at

## SECOND INSERTION

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

Case No.: 25-CA-004626

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

Plaintiff, v.

THE UNKNOWN HEIRS,  
DEVISEES, GRANTEES,  
ASSIGNEES, CREDITORS,  
LIENORS AND TRUSTEES  
OF GEORGE W. HIME, JR.,  
DECEASED; JUDY LYNN HIME;  
GEORGE W. HIME III; BRIAN

THEODORE HIME; JENNIFER  
LEIGH HIME; LARRY DOUGLAS  
HUDSON JR.; ALL UNKNOWN  
PARTIES CLAIMING INTERESTS  
BY, THROUGH, UNDER OR  
AGAINST A NAMED DEFENDANT  
TO THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED;

UNKNOWN TENANT #1;  
UNKNOWN TENANT #2;

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

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

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

140.74 FEET; THENCE 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 Hghts Blvd  
E, Lehigh Acres, FL 33936

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley 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, 30, 2026 26-00262L

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

CIVIL DIVISION

Case No.: 25-CA-005628

NEWTEK BANK, NATIONAL  
ASSOCIATION,

Plaintiff, vs.

SEE PARTNERS, LLC; BRAYAN  
ACOSTA FIANDOR; JLAG LUXE  
CONSTRUCTION, LLC;

YANET ECHEHNIQUE, and all  
known or unknown subcontractors,  
sub-sub-contractors, and

materialmen who may claim a right  
to file a lien; and ALL UNKNOWN  
PARTIES CLAIMING INTERESTS  
BY, THROUGH, UNDER OR  
AGAINST A NAMED DEFENDANT  
TO THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendants.

TO: YANET ECHEHNIQUE, and all  
known or unknown subcontractors,  
sub-sub-contractors, and materialmen  
who may claim a right to file a lien  
1907 W 9th St

Lehigh Acres, FL 33972

YANET ECHEHNIQUE, and all known  
or unknown subcontractors, sub-sub-  
contractors, and materialmen who may  
claim a right to file a lien  
1305 ROOSEVELT AVE. LE-  
HIGH ACRES, FL 33972 [Parcel  
2]

Said complaint has been filed against  
you, and you are required to serve a  
copy of your written defenses, if any, to  
it on Stephanie C. Lieb or Anthony P.  
Marzocca, Plaintiff's attorneys, whose  
address is Trenam, Kemker, Scharf,  
Barkin, Frye, O'Neill & Mullis, P.A.,  
101 East Kennedy Boulevard, Suite  
2700, Tampa, Florida 33602, within 30  
days from the date of the first publication  
of this Notice, and file the original  
with this Court either before service  
on Plaintiff's attorney or immediately  
thereafter; otherwise a default will be  
entered against you for the relief  
demanded in the complaint or petition.

This notice shall be published once  
each week for two consecutive weeks in  
the BUSINESS OBSERVER.

WITNESS my hand and the seal of  
this Court on this 14th day of JANU-  
ARY, 2026.

KEVIN C. KARNES

Clerk of the Circuit Court and  
Comptroller

(SEAL) By: K Harris

As Deputy Clerk

Stephanie C. Lieb  
Anthony P. Marzocca  
slieb@trenam.com | mwwood@trenam.com  
TRENNAM, KEMKER, SCHAFR, BAR-  
KIN, FRYE, O'NEILL & MULLIS, P.A.  
101 East Kennedy Boulevard,  
Suite 2700  
Tampa, Florida 33602

Tel: (813) 223-7474 |

Fax: (813) 229-6553

Attorneys for Newtek Small Business  
Finance, LLC  
January 16, 23, 30, 2026 26-00264L

YOU ARE NOTIFIED that a complaint was filed by NEWTEK BANK, NATIONAL ASSOCIATION, to foreclose a mortgage on the following properties in Lee County, Florida:

Parcel 1:  
Lot 7, Block 32, LEHIGH  
ACRES, Unit 8, Section 36,  
Township 44 South, Range 27  
East, according to the map or  
plat thereof, as recorded in Plat  
Book 15, Page(s) 54 and Deed  
Book 254, Page 25, of the Public  
Records of Lee County, Florida

Parcel 2:  
Lot 15, Block 21, Unit 6, LE-  
HIGH ACRES, Unit 8, Section 36,  
Township 44 South, Range 27  
East, according to the map or  
plat thereof, as recorded in Plat  
Book 15, Page(s) 54 and Deed  
Book 254, Page 25, of the Public  
Records of Lee County, Florida

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

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

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

Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: K Harris

Deputy Clerk

Albertelli Law  
P.O. Box 23028

Tampa, FL 33623

tra - 25-003732

## --- ACTIONS / SALES / ESTATE ---

## SECOND INSERTION

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

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

## Personal Representative:

/s/ Michael J. Thomas

Michael J. Thomas

833 Windward Ct.

Oshkosh, Wisconsin 54901

Attorney for Personal Representative:

/s/ Kelly L. Fayer

Kelly L. Fayer, Esq.

Attorney for Personal Representative

Florida Bar Number: 0121126

12601 World Plaza Lane, Suite 2,

Bldg. 52

Fort Myers, FL 33907

Telephone: (239) 415-3434

Fax: (239) 433-3434

E-Mail: notice@fayerlaw.net

Secondary E-Mail:

service@lawsprt.com

January 16, 23, 2026 26-00226L

## SECOND INSERTION

**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

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

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

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

WITNESS my hand and the seal of this Court this 8th day of January, 2026.

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

As Deputy Clerk

Kelley Kronenberg,  
Attorney for Plaintiff,  
10360 West State Road 84,  
Fort Lauderdale, FL 33324  
File No: 4971.000082

January 16, 23, 2026 26-00209L

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 25-CA2991

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 re-  
corded in Plat Book 68, Page 17  
through 22, recorded in Instru-  
ment #2014000078831, Public  
Records of Lee County, Florida.  
Together with all the tenements,  
hereditaments and appurte-  
nances 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 PRO-  
CEEDS 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

Kristie P. Mace, Esq.,  
Goede, DeBoest & Cross, PLLC,  
Attorney for Plaintiff  
kmace@gadclaw.com  
kgermannis@gadclaw.com

January 16, 23, 2026 26-00265L

## SECOND INSERTION

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

CASE NO.: 25-CA-004268

LAKEVIEW LOAN SERVICING,  
LLC,

Plaintiff, vs.

MARIA G. HERNANDEZ

MIRELES; DEERE & COMPANY;

LEE COUNTY, FLORIDA CLERK  
OF COURT; STATE OF FLORIDA

DEPARTMENT OF REVENUE;

JOSE ALFREDO BOTELLO A/K/A

JOSE A. BOTELLO; JUAN

MANUEL BOTELLO; UNKNOWN

SPOUSE OF JUAN MANUEL

BOTELLO; UNKNOWN SPOUSE

OF JUAN ALFREDO BOTELLO

A/K/A JUAN A. BOTELLO;

UNKNOWN SPOUSE OF MARIA G.

HERNANDEZ MIRELES; SHAUNA

MICOLE KIRBY; UNKNOWN

TENANT

Defendants.

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

LOTS 2 AND 3, BLOCK 61,  
UNIT 5, SECTION 25, TOWNSHIP  
44 SOUTH, RANGE 26 EAST, OF LEHIGH  
ACRES, FL 33971

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

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

Dated this day of 01/08/2026,

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

Deputy Clerk

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

January 16, 23, 2026 26-00215L

## SECOND INSERTION

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

Case No.: 24-CA-7366

VILLAGE CREEK CONDOMINIUM  
ASSOCIATION, INC.

Plaintiff, v.

JAMES P. BARRY and UNKNOWN

TENANTS OR OCCUPANTS IN

POSSESSION

Defendants,

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

Condominium Unit No. 206,  
Building 2835, of Village Creek,  
a Condominium, according to the  
Declaration Thereof, as Recorded in Clerk's File

No. 2005000192444, and all  
amendments thereto, of the Public

Records of Lee County, Florida,

together with an undivided

interest in the common elements  
appurtenant thereto.  
Property Identification No.: 31-  
44-25-P1-01902.0206  
Property address: 2835 Winkler  
Ave., Unit 206, Fort Myers, FL  
33916  
-and-

Condominium Unit No. 306,  
Building 2845, of Village Creek,  
a Condominium, according to the  
Declaration Thereof, as Recorded in Clerk's File  
No. 2005000192444, and all  
amendments thereto, of the Public  
Records of Lee County, Florida,  
together with an undivided  
interest in the common elements  
appurtenant thereto.  
Property Identification No.: 31-  
44-25-P1-01903.0306  
Property address: 2845 Winkler  
Ave., Unit 306, Fort Myers, FL  
33916

Any person or entity claiming an  
interest in the surplus, if any, resulting  
from the foreclosure sale, other than  
the property owner as of the date of  
the Lis Pendens, must file a claim be-  
fore the clerk reports the surplus as  
unclaimed.

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

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

As Deputy Clerk

Robert J. Hynds, Esq.,  
Counsel for Plaintiff  
630 S. Orange Ave, Ste 200  
Sarasota, Florida 34236  
(941) 702-2222  
Email: robert@hyndslaw.com

## --- ACTIONS / SALES ---

## 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 to the Final Judgment of Foreclosure dated February 12, 2024 and Order Granting Plaintiff's Motion to Amend Amounts Due & Owing dated January 13, 2026, and entered in Case No. 23-CA-011099 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein UNITED WHOLESALE MORTGAGE, LLC, is the Plaintiff and KATHY HORANIC; SAN CARLOS GOLF VILLAS HOME OWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, is/ are Defendant(s), I, Kevin C. Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash at www.lee.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 Petriño, Esq.  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Attorney for Plaintiff  
eservice@lenderlegal.com  
LLS14939  
January 16, 23, 2026 26-00266L

## 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, 2026, and the Final Judgment of Foreclosure entered on November 26, 2025, in Case No. 25-CA-001810 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein 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 9, 16, 23, 30, 2026

26-00196L

## 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,

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

CASE NO: 2025CA005224

ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC,  
Plaintiff, -vs-

JOEL MARTIN BREHMER  
A/K/A JOEL BREHMER, KYLE  
CHRISTOPHER DURHAM A/K/A

KYLE DURHAM, UNKNOWN  
TENANT 1 AND UNKNOWN  
TENANT 2,

Defendant(s)

TO: JOEL MARTIN BREHMER  
A/K/A JOEL BREHMER  
4481 LAGG AVE  
FORT MYERS, FL 33901

KYLE CHRISTOPHER DURHAM  
KYLE DURHAM  
4481 LAGG AVE  
FT MEYERS, FL 33901

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

LOT 54, BLOCK 1, COLONIAL TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 4481 Lagg Av-

NOTICE OF PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 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

25-342168

January 16, 23, 2026 26-00229L

## 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 under-

signed 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:

04-44-25-03-00010.3730

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. KROTCHE,  
Plaintiff vs.

ERWIN PICADO, GEMA L.  
PICADO, all other Unknown

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

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

## 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, 2026 26-00220L

## SECOND INSERTION

## Notice of Public Sale

Pursuant to Section 715.109, notice is hereby given 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 1A191 and the contents therein, if any, abandoned by previous owners and tenants Jorge L. Morales Martinez On January 27, 2026 at 9:30 a.m. at 541 New York Drive, Lot 58, Fort Myers, Florida 33905  
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.  
Alyss M. Nohren, FL Bar No. 352410  
2033 Main Street  
Suite 600  
Sarasota, Florida 34237  
Telephone: (941) 366-8100  
Facsimile: (941) 366-6384  
anohren@icardmerrill.com  
smenasco@icardmerrill.com  
Attorneys for Tice Mobile & RV Park  
January 16, 23, 2026 26-00219L

## FOURTH INSERTION

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

Tax Deed #:2025002233  
NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22608  
Year of Issuance 2023 Description of Property LOT 3, BLOCK 438, ST. JAMES CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-46-22-05-00438.0030  
Names in which assessed:  
BLAKE DESANTIS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026  
26-00085L

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

Tax Deed #:2025002309  
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-21060  
Year of Issuance 2023 Description of Property LOT 7, BLOCK 1, OF LEHIGH ACRES, UNIT NO. 1, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE(S) 88, OF THE PUBLIC RECORDS OF LEE COUNTY, 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 according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026  
26-00070L

## FOURTH INSERTION

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

Tax Deed #:2025002285  
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-17064  
Year of Issuance 2023 Description of Property LOT 22, BLOCK 14, UNIT 4, LEHIGH ACRES, SECTION 26, TOWNSHIP 44S, RANGE 27E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-27-04-00014.0220  
Names in which assessed:  
JACOB SANCHEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026  
26-00029L

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

Tax Deed #:2025002310  
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22336  
Year of Issuance 2023 Description of Property LOT 5, BLOCK 38, UNIT 4, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE 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 according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026  
26-00071L

## FOURTH INSERTION

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

Tax Deed #:2025002302  
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22124  
Year of Issuance 2023 Description 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 36-45-27-10-00061.0100  
Names in which assessed:  
FOUAD TARABEINE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026  
26-00082L

## 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-009190

IN RE: The Marriage of  
Jenna Marie Jameson  
Petitioner  
and

Jessica Nicole Lawless  
Respondent

TO: Jessica Nicole Lawless  
244 Silver Castle Street, Las Vegas, Nevada 89144

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

251 Hamlin Drive, Lot No. 251, Fort Myers, Florida 33905

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE February 09, 2026 NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Dated: 12/30/2025  
KEVIN C. KARNES  
Clerk of the Circuit and County Court  
(SEAL) By: K Shoap  
As Deputy Clerk

Brian C. Chase, Esq.,  
Plaintiff's attorney,  
1313 North Howard Avenue,  
Tampa, Florida 33607

January 9, 16, 23, 30, 2026  
26-00184L

## 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:  
362025DR008478A001CH  
Division: Family  
25-DR-008478

SEAN CARLEY,  
Petitioner,  
v.

FLOR CELESTE ROSALES  
CARIAS,  
Respondent.

TO: FLOR CELESTE ROSALES CARIAS  
Last Known Address: 4 Castlebar Cir, Fort Myers, FL 33905

YOU ARE NOTIFIED that an action for Establishment of Paternity, Parental Responsibility, Time-Sharing, and Child Support has been filed against you, and you are required to serve a copy of your writ-

## THIRD INSERTION

NOTICE OF ACTION (FOR  
SERVICE BY PUBLICATION)

IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
FAMILY LAW DIVISION  
Case No:  
362025DR008478A001CH  
Division: Family  
25-DR-008478

SEAN CARLEY,  
Petitioner,  
v.

FLOR CELESTE ROSALES  
CARIAS,  
Respondent.

TO: FLOR CELESTE ROSALES CARIAS  
Last Known Address: 4 Castlebar Cir, Fort Myers, FL 33905

YOU ARE NOTIFIED that an action for Establishment of Paternity, Parental Responsibility, Time-Sharing, and Child Support has been filed against you, and you are required to serve a copy of your writ-

## THIRD INSERTION

NOTICE OF ACTION (FOR  
SERVICE BY PUBLICATION)

IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT,  
IN AND FOR LEE COUNTY,  
FLORIDA  
Case No:  
362025DR008478A001CH  
Division: Family  
25-DR-008478

SEAN CARLEY,  
Petitioner,  
v.

FLOR CELESTE ROSALES  
CARIAS,  
Respondent.

TO: FLOR CELESTE ROSALES CARIAS  
Last Known Address: 4 Castlebar Cir, Fort Myers, FL 33905

YOU ARE NOTIFIED that an action for Establishment of Paternity, Parental Responsibility, Time-Sharing, and Child Support has been filed against you, and you are required to serve a copy of your writ-

## FOURTH INSERTION

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

Tax Deed #:2025002225  
NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-18721  
Year of Issuance 2023 Description of Property LOT 4, BLOCK 143, UNIT 27, SOUTHWOOD, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 167, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-45-27-27-00143.0040  
Names in which assessed:  
PLANTATION DEVELOPMENT LTD, PLANTATION DEVELOPMENT, LTD.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026  
26-00083L

## FOURTH INSERTION

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

Tax Deed #:2025002303  
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22129  
Year of Issuance 2023 Description of Property LOT 10, BLOCK 61, EAST 1/2 OF UNIT 10, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 66, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-45-27-10-00061.0100  
Names in which assessed:  
ZER-GREEN, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026  
26-00049L

## FOURTH INSERTION

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

Tax Deed #:2025002318  
NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-16847  
Year of Issuance 2023 Description of Property LOT 6, BLOCK 25, UNIT 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, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 24-44-27-07-00025.0060  
Names in which assessed:  
TARPON IV LLC TWJ PAN FLORIDA LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

January 2, 9, 16, 23, 2026  
26-00016L

## FOURTH INSERTION

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

Tax Deed #:2025002270  
NOTICE IS HEREBY

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**--- TAX DEEDS ---**

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--- TAX DEEDS ---

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--- TAX DEEDS ---

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--- TAX DEEDS ---

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION					
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002299 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-16930 Year of Issuance 2023 Description of Property LOT 2, BLOCK 7, UNIT 2, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-27-02-00007.0020 Names in which assessed: ANN-MARIE HAMILTON, DENNY RAKIYA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00019L	<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002259 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17936 Year of Issuance 2023 Description of Property LOT 2, BLOCK 62, UNIT 11, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 180, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-27-11-00002.0020 Names in which assessed: BIG FLOOR LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00041L	<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002236 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17029 Year of Issuance 2023 Description of Property LOT 14, BLOCK 42, UNIT 11, 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 25-44-27-11-00042.0140 Names in which assessed: TARPON IV, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00027L	<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002286 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17698 Year of Issuance 2023 Description of Property LOT 15, BLOCK 5, UNIT 2, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST OF LEHIGH ACRES, ACCORDING TO THE PLAT OR MAP THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 54, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 36-44-27-02-00005.0150 Names in which assessed: TARPON IV, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00033L	<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002288 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17698 Year of Issuance 2023 Description of Property LOT 9, BLOCK 23, UNIT 6, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 54, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 36-44-27-06-00023.0090 Names in which assessed: TARPON IV, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00037L	<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002287 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17717 Year of Issuance 2023 Description of Property LOT 19, BLOCK 31, UNIT 8, SECTION 36, 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 55, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-06-00031.0190 Names in which assessed: TARPON IV LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00038L	<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002287 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17750 Year of Issuance 2023 Description of Property LOT 5, BLOCK 45, UNIT 12 REPLAT, SECTION 36, 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 55, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-27-12-00045.0050 Names in which assessed: TARPON IV, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00039L	<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002241 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-18884 Year of Issuance 2023 Description of Property LOT 12, BLOCK 66, UNIT 15, TWIN LAKE ESTATES, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 221, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-45-27-15-00066.0120 Names in which assessed: M E ABDULATIE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00041L	<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002244 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19166 Year of Issuance 2023 Description of Property LOT 1, BLOCK 30, UNIT 8, LEHIGH ACRES, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 6, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 11-45-27-08-00030.0010 Names in which assessed: JRW CULLEM REAL ESTATE INVESTM, JRW CULLEM REAL ESTATE INVESTMENTS LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00041L	<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Tax Deed #:2025002244 NOTICE IS HEREBY GIVEN that Buffalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19895 Year of Issuance 2023 Description of Property LOT 10, BLOCK 8, UNIT 1, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 37, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-45-27-01-00008.0100 Names in which assessed: FRANCES B HAYHURST, MARION E HAYHURST All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler. January 2, 9, 16, 23, 2026 26-00052L