

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### Notice of Public Auction for monies due on storage units.

The auction will be held on February 19, 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows

FACILITY 79	UNIT	BALANCE
4340 Kernel Cir		
Fort Myers, FL 33916		
NAME	UNIT	BALANCE
DINO DUMORNISSE	7050	399.9
michael walker	8145	417.8
Daniel Nunez	6118	505.85
kimberly ware	7137	415.8
FACILITY 71		
4457 Kernel Cir		
Fort Myers, FL 33916		
NAME	UNIT	BALANCE
JONATHAN ZACCAGNINO	127	688.7
Judson Bontreger	1034	394.85
TREVOR FLETCHER	4054	305.8
CALVIN ATKINS	2008	559.85
STEPHEN DUDASH	4014	701.8
Latasha Muse Walker	2003	213.7
PIERRE LAMARRE	5115	463.7
Linda Houston	4032	725.8
Elizabeth Cabrera	4003	557.8
MARY SHAFFER	1035	557.8
Antoinette Wells	5062	507.8
FACILITY		
16901 N. Cleveland Ave		
N. Fort Myers, FL 33903		
NAME	UNIT	BALANCE
Yuselys Toledo Millares	1231	269.9
ANGELINA HOLBROOK	1316	209.9
pamela brooks	3081	406.7
kirsten wellborn	1220	829.85
RUTH RYDER	1005	871.7
SERENITY BLACK	1088	375.7
LJUDMILA BESSARABOVA		
SEFRIOUI	2125	419.9
brendon bodensky	2061	419.9
FACILITY		
11401 S. Cleveland Ave		
Fort Myers, FL 33907		
NAME	UNIT	BALANCE
Ricky Burgos	2006	604.85
YECKA MEJIA MARTINEZ	B53	80
January 30; February 6, 2026		26-00401L

#### FIRST INSERTION

##### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on February 26, 2026 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions 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 from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, <http://www.babcockranchcommunityisd.com/>.

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 30, 2026 26-00406L

#### FIRST INSERTION

##### SALTLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Saltleaf Community Development District ("District") will hold a Regular Meeting on February 13, 2026 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law. 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 at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours, or by visiting the District's website, <https://saltleafdcd.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 30, 2026 26-00433L

#### FIRST INSERTION

##### MEDITERRA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING AND NOTICE OF WORKSHOP

The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a Regular Meeting on February 18, 2026 at 9:00 a.m., in the Boardroom, 15755 Corso Mediterra Circle, Naples, Florida 34110. The purpose of the meeting is for the Board to consider any business which may properly come before it.

The meeting will also be held by means of communications media technology as follows:

<https://zoom.us/j/96925073432>, Meeting ID: 969 2507 3432  
One tap mobile: +13052241968,,96925073432# US  
+16469313860,,96925073432# US  
Join instructions:

[https://zoom.us/join/96925073432/invitations?signature=cf29WYQpB9gOfOOLHTRKpNlLga9BeSn\\_G-YqH4DNfU](https://zoom.us/join/96925073432/invitations?signature=cf29WYQpB9gOfOOLHTRKpNlLga9BeSn_G-YqH4DNfU)

At 10:30 a.m., or as soon thereafter the conclusion of the Regular Meeting on February 18, 2026 at the above-mentioned location, the Board will convene for a Workshop for the purpose of inspecting prior lake bank remediation projects.

The meeting and workshop are open to the public and will be conducted in accordance with the provision of Florida law. The meeting and workshop may be continued to a date, time, and place to be specified on the record at the meeting or workshop. A copy of the agenda for the meeting and workshop may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://mediterracdd.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 or workshop. 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 30, 2026 26-00405L

#### FIRST INSERTION

##### DUKE FARM STEWARDSHIP DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Duke Farm Stewardship District ("District") will hold a regular meeting on February 13, 2026 at 8:00 a.m., at 28100 Bonita Grande Drive Suite #106, Bonita Springs, Florida 34135 for the purpose of considering any and all 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. 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 these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0888, during normal business hours.

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 this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0888 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 30, 2026 26-00432L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that Amalia Smith, desiring to engage in business under the fictitious name Art By Jakai located at 3005 Nadine LN, Lehigh Acres FL, 33971, intends to register said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
January 30, 2026 26-00359L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of CAMERON COCHRAN, LESLEY ANNE STAPLES and RAYMOND EARL ASPER, will, on February 11, 2026, at 10:00 a.m., at 283 Blue Beard Drive, Lot #283, North Fort Myers, Lee County, Florida 33917; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1979 COMM MOBILE HOME, VIN: CC6697AFLA, TITLE NO.: 0016529136, and VIN: CC6697BFLA, TITLE NO.: 0016529137 and all other personal property located therein  
PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#3251-631)  
Jan. 30; Feb. 6, 2026 26-00427L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that James Angelo Lisi, desiring to engage in business under the fictitious name Lisi Investments located at 826 NW 1st Terrace, Cape Coral, Florida 33993, intends to register said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
January 30, 2026 26-00361L

#### FIRST INSERTION

##### NOTICE OF ADMINISTRATIVE COMPLAINT

To: WARRIOR CONSULTING AND INVESTIGATION, LLC  
Case: CD202511904/A 3300065  
An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
Jan. 30; Feb. 6, 13, 20, 2026 26-00354L

#### 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-000356

IN RE: The Marriage of Hanan Khalilah Bilal

Petitioner and Willie Marion Davis, Jr.

Respondent

TO: Willie Marion Davis, Jr. 8049 Violet Willow Lane, Jacksonville, Florida 32244

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 Hanan Khalilah Bilal whose address is 2607 NE 56th Terrace, Gainesville, Florida 32609 on or before March 2, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 01/21/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman  
Deputy Clerk  
Jan. 30; Feb. 6, 13, 20, 2026 26-00368L

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that BENJAMIN LEE PETERSON will engage in business under the fictitious name ELITE TREE SERVICE OF NAPLES, with a physical address 2803 11th St SW Lehigh Acres, FL 33976, with a mailing address 2803 11th St SW Lehigh Acres, FL 33976, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
January 30, 2026 26-00434L

#### 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 YONDER TALENT PARTNERS located at 1616 EARNEST GRAHAM AVE in the City of FORT MYERS, Lee, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 23rd day of January, 2026  
YONDER TALENT GROUP INC  
January 30, 2026 26-00362L

#### FIRST INSERTION

##### NOTICE OF ADMINISTRATIVE COMPLAINT

To: SCHILLER MILLIEN  
Case: CD202509843/G 1801910  
An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
Jan. 30; Feb. 6, 13, 20, 2026 26-00353L

#### 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-000424

IN RE: The Marriage of Mahima Rathi

Petitioner and Vishal Rathi

Respondent

TO: Vishal Rathi 4000 Arbor Trace Drive, Unit G, Lynn Haven, Florida 32444

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 Mahima Rathi whose address is 867 Cason Circle, Panama City, Florida 32405 on or before March 4, 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: 01/23/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman  
Deputy Clerk  
Jan. 30; Feb. 6, 13, 20, 2026 26-00424L

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that SERGIO MIGUEL LOURENCO will engage in business under the fictitious name POWER PRO, with a physical address 6665 Eagle St Fort Myers, FLORIDA 33966, with a mailing address 6665 Eagle St Fort Myers, FLORIDA 33966, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
January 30, 2026 26-00416L

#### FIRST INSERTION

##### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BOW CONSULTING GROUP located at 1900 N Tamiami Trail, North Fort Myers, FL 33903 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lee County Florida, this 22nd day of January 2026  
BOW RENEWABLES, LLC  
January 30, 2026 26-00360L

#### FIRST INSERTION

##### NOTICE OF SUSPENSION

To: JADE E. SMITH  
Case: CD202507039/D 3306933  
A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
Jan. 30; Feb. 6, 13, 20, 2026 26-00355L

## --- PUBLIC SALES ---

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Response Rabbit located at 1020 SW 11th Ct in the City of Cape Coral, Lee, FL 33991 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 26th day of January, 2026	
Derick Boss	
January 30, 2026	26-00418L

FIRST INSERTION	
<b>Fictitious Notice</b>	
Notice is hereby given that Ivonne Hernandez Puente/IHPuente LLC, desiring to engage in business under the fictitious name Harmony & Wellness Medical Center located at 1443 Del Prado Blvd S Ste A Cape Coral, FL 33990, intends to register said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.	
January 30, 2026	26-00435L

FIRST INSERTION	
<b>Public Notice</b>	
Effective Feb. 28, 2026, Estuardo Aroca, DO., will no longer be providing care at WellMed. Patients of Dr. Aroca may continue care at WellMed at North Tamiami Trail Patients can obtain copies of their medical records at: WellMed at North Tamiami Trail 18900 N Tamiami Trail, Suite 9 North Fort Myers, FL 33903 Phone: 1-239-567-1000 Fax: 1-817-514-7879	
Jan. 30; Feb. 6, 13, 20, 2026	
	26-00356L

FIRST INSERTION	
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-000145 Division Probate IN RE: ESTATE OF GEORGIA J. AMBROSE Deceased.</b>	
The administration of the estate of Georgia J. Ambrose, 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 P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is January 30, 2026.	
<b>Personal Representative: Ronald D. Daugherty</b> 3435 N. Pennsylvania St. #F4 Indianapolis, Indiana 46205 Attorney for Personal Representative: Lowell S. Schoenfeld, Attorney Florida Bar Number: 980099 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowells@trustska.com Secondary E-Mail: marir@trustska.com	
Jan. 30; Feb. 6, 2026	26-00386L

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Voulez-Vous Cabaret Lounge located at 11515 Bonita Beach Road SE 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 22nd day of January, 2026	
Voulez-Vous Cabaret Lounge LLC	
January 30, 2026	26-00378L

FIRST INSERTION	
<b>Fictitious Name Notice</b>	
Notice Is Hereby Given that Lee Health Systems, Inc., 414 Cape Coral Pkwy, Ste 103, Cape Coral, FL 33904, desiring to engage in business under the fictitious name of Golisano Pediatric Primary & Specialty Care-Bimini Square, 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 30, 2026	26-00417L

FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b>	
NOTICE IS HEREBY GIVEN that HELMUT REISMULLER will engage in business under the fictitious name FORGED ELEGANCE PAINTINGS, with a physical address 14124 Blue Bay Circle Fort Myers, FL 33913, with a mailing address 14124 Blue Bay Circle Fort Myers, FL 33913, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.	
January 30, 2026	26-00415L

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SOUTHERN CROSS CONTRACTING, TIKIS AND MORE LLC located at 5783 Bayshore Road Suite 116, in the County of Lee, in the City of North Fort Myers, Florida 33917 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Lee, Florida, this Saturday, January 24, 2026.	
SOUTHERN CROSS CONTRACTING SERVICES LLC	
January 30, 2026	26-00397L

FIRST INSERTION	
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-002625 IN RE: ESTATE OF MICHAEL JACOB EPPLE, Deceased.</b>	
The administration of the Estate of MICHAEL JACOB EPPLE deceased, File Number 25-CP-002625, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO 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, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE and/or within the time period set forth in Section 733.710(1), Florida Probate Code.	
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.	
The date of first publication of this Notice is January 30, 2026.	
<b>Personal Representative</b> LYDIA MICHELE EPPLE 8045 San Road Fort Myers, FL 33967 Attorney for Personal Representative Robert A. Enright, III, Esquire Florida Bar Number: 0189537 ROBERT A. ENRIGHT, III, P.A. 7181 College Pkwy Ste. 34 Fort Myers, Florida 33907	
Jan. 30; Feb. 6, 2026	26-00410L

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of That one company enclosures located at 13650 Fiddlestick Blvd in the City of FORT MYERS, Lee, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 22nd day of January, 2026	
Noreth Rodriguez	
January 30, 2026	26-00377L

FIRST INSERTION	
<b>NOTICE OF FICTITIOUS NAME</b>	
Notice is hereby given that MMC National Inc, a Florida corporation, intends to register the fictitious name BrightStone Property Solutions with the Florida Department of State.	
The principal place of business is located in Lee County, Florida.	
This notice is published in accordance with Section 865.09, Florida Statutes.	
January 30, 2026	26-00411L

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Apex Pest Control located at 19040 Holly Rd, in the County of Lee, in the City of Fort Myers, Florida 33967 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Fort Myers, Florida, this 22nd day of January, 2026.	
RANDY PEST, LLC	
January 30, 2026	26-00388L

FIRST INSERTION	
<b>NOTICE OF ACTION WITH MAILING IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-DR-5911 Division: Family In re the Marriage of: YASHIRAN N. MARTINEZ, Petitioner v. CESAR ERIK MARTINEZ ESPINOZA, Respondent.</b>	
TO: Cesar Eric Martinez Escobar, 1510 Oak Dr. Fort Myers, FL 33907	
YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before March 9, 2026 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels 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.	
This matter will be ran in the Business Observer.	
Dated: 01/27/2026	
KEVIN C. KARNES Clerk of the Court (SEAL) By: E Bakelman Deputy Clerk	
/s/ Timothy P. Culhane Timothy P. Culhane 3949 Evans Avenue, Suite 300B Fort Myers, Florida 33901 Fla. Bar No. 124657	
Jan. 30; Feb. 6, 13, 20, 2026	26-00357L

FIRST INSERTION	
<b>NOTICE OF ACTION WITH MAILING IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-DR-6350 Division: Family In THE MATTER OF THE ADOPTION OF: KAYLEE ANN EUBANKS Adoptee.</b>	
TO: AMBER ROSE ARNER 8 Robinson Court Arcadia, Florida 34266 Physical Description: Age: 36; Race: Caucasian; Hair Color: Brown; Height: 5'02" Date of Birth: June 28, 1989	
YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Step-parent and Petition for Termination of Parental Rights of Biological Mom has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioners, to Eros Miranda, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before February 20, 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.	
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.	
Dated: January 14th, 2026	
CLERK OF THE CIRCUIT COURT (SEAL) By: TE Deputy Clerk	
Jan. 30; Feb. 6, 13, 20, 2026	26-00379L

FIRST INSERTION	
<b>Notice of Self Storage Sale</b>	
Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 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.storage-treasures.com on 2/19/26 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Paul Rotunno unit #D2052; Paul Rotunno unit #D2054; Michele McAllister unit #D6. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.	
Jan. 30; Feb. 6, 2026	26-00358L

FIRST INSERTION	
<b>Notice of Self Storage Sale</b>	
Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 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.storage-treasures.com on 2/19/26 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Paul Rotunno unit #D2052; Paul Rotunno unit #D2054; Michele McAllister unit #D6. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.	
Jan. 30; Feb. 6, 2026	26-00358L

FIRST INSERTION	
<b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-DR-6002 IN RE: THE MARRIAGE OF: MARK SKARE, Petitioner/Husband, and ELIZABETH SKARE, Respondent/Wife.</b>	
TO: Elizabeth Skare L/K/A: 637 101st Avenue N Naples, Florida 34108	
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	
Provo Law Firm Kelley Provo, Esq. Attorney for Petitioner/Husband 8300 College Parkway, Suite 203 Fort Myers, Florida 33919	
Email: Kelley@theprovalawfirm.com on or before March 2, 2026, and file the original with the clerk of this Court at the Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, before service on Petitioner/Wife or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.	
The action is asking the Court to decide how the following real or personal property should be divided: ANY AND ALL PERSONAL MARITAL ASSETS AND MARITAL DEBTS, PARENTAL RESPONSIBILITY, PARENTING PLAN, AND CHILD SUPPORT BETWEEN THE PARTIES THAT HAVE NOT ALREADY BEEN DIVIDED.	
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 Civil 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: this 21st day of January, 2026	
Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk	
Jan. 30; Feb. 6, 13, 20, 2026	26-00363L

FIRST INSERTION	
<b>NOTICE OF ACTION OF JOINT PETITION FOR ADOPTION BY STEPPARENT AND PETITION FOR TERMINATION OF PARENTAL RIGHTS OF BIOLOGICAL MOTHER IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA FAMILY DIVISION Case No. 25-DR-6350 IN THE MATTER OF THE ADOPTION OF: KAYLEE ANN EUBANKS Adoptee.</b>	
TO: AMBER ROSE ARNER 8 Robinson Court Arcadia, Florida 34266 Physical Description: Age: 36; Race: Caucasian; Hair Color: Brown; Height: 5'02" Date of Birth: June 28, 1989	
YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Step-parent and Petition for Termination of Parental Rights of Biological Mom has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioners, to Eros Miranda, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before February 20, 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.	
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.	
Dated: January 14th, 2026	
CLERK OF THE CIRCUIT COURT (SEAL) By: TE Deputy Clerk	
Jan. 30; Feb. 6, 13, 20, 2026	26-00379L

FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b>	
Tax Deed #:2025002093	
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars 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: 23-08268	
Year of Issuance 2023 Description of Property LOT 14, BLOCK 112, UNIT 12, SAN CARLOS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 326, PAGE 192, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 15-46-25-10-00112.0140	
Names in which assessed: DIAMONIQUE DIXON	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.	
Nov. 21, 28; Dec. 5, 12, 2025; Jan. 30, 2026	26-00352L

FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b>	
Tax Deed #:2025002032	
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:	
Certificate Number: 20-033085	
Year of Issuance 2020 Description of Property LOT 34, BLOCK 2654A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.A340	
Names in which assessed: GEORGE R. TOROSIAN JR	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.	
Nov. 21, 28; Dec. 5, 12, 2025; Jan. 30, 2026	26-00351L

FIRST INSERTION	
<b>NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 23-CP-000005</b>	
<b>IN RE: The Estate of Ervin W Gates</b>	
Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$2,011.42 are being held for Marilyn Duket in the registry of the court, deposited per order dated 12/23/2025, IN RE: The Estate of Ervin W Gates, deceased; case number 23-CP-000005.	
The Clerk of the Circuit Court will deposit these funds with the Department of Financial Services no less than six months after the posting or the first publication of this notice, after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.	
Dated: January 27, 2026	
KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County 1700 Monroe St. Ft. Myers, FL 33901 By: s/ Karen Dix Deputy Clerk	
Jan. 30; Feb. 27, 2026	26-00420L

FIRST INSERTION	
<b>NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 23-CP-000005</b>	
<b>IN RE: The Estate of Ervin W Gates</b>	
Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$2,011.42 are being held for Marilyn Duket in the registry of the court, deposited per order dated 12/23/2025, IN RE: The Estate of Ervin W Gates, deceased; case number 23-CP-000005.	
The Clerk of the Circuit Court will deposit these funds with the Department of Financial Services no less than six months after the posting or the first publication of this notice, after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State.	
Dated: January 27, 2026	
KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County 1700 Monroe St. Ft. Myers, FL 33901 By: s/ Karen Dix Deputy Clerk	
Jan. 30; Feb. 27, 2026	26-00420L

FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b>	
Tax Deed #:2025002289	
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: 23-20398	
Year of Issuance 2023 Description of Property PARCEL 38, UNIT 65, MIRROR LAKES, SECTION 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 27, PAGE 152 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-45-27-65-00038.0000	
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 03/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.	
Jan. 30; Feb. 6, 13, 20, 2026	26-00348L

FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b>	
Tax Deed #:2025002093	
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars 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: 23-08268	
Year of Issuance 2020 Description of Property LOT 14, BLOCK 112, UNIT 12, SAN CARLOS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 326, PAGE 192, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 15-46-25-10-00112.0140	
Names in which assessed: DIAMONIQUE DIXON	
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.	
Nov. 21, 28; Dec. 5, 12, 2025; Jan. 30, 2026	26-00352L

FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b>	
Tax Deed #:2025002032	
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:	
Certificate Number: 20-011708	
Year of Issuance 2020 Description of Property EAST HALF OF LOT 12, BLOCK 3, UNIT 1, SECTION 17, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 21, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 17-44-27-01-00003.012D	
Names in which assessed: SYLVIA M FRIEDMAN, SYLVIA M. FRIEDMAN	
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	

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003651  
Division Probate  
IN RE: ESTATE OF  
SAMUEL BOYD WRIGHT  
Deceased.

The administration of the estate of Samuel Boyd Wright, deceased, whose date of death was September 17, 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., 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.

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 30, 2026.

**Personal Representative:**  
**BRITTANY GAIL NELSON**  
10711 Taylor Farm Court  
Prospect, KY 40059

Attorney for Personal Representative:  
JAMES L. FINE  
Email Addresses:  
jfine@att.net  
jim@rozlaw.com  
Florida Bar No. 32698  
8004 Lyndon Centre Way, Suite 102  
Louisville, KY 40222  
Telephone: 502.899.9997  
Jan. 30; Feb. 6, 2026 26-00365L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003965  
Division Probate  
IN RE: ESTATE OF  
ALVA LEE DOBBS,  
Deceased.

The administration of the estate of ALVA LEE DOBBS, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., 2nd Floor, Fort Myers, FL 33901. The 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:**  
**Lincoln Nation**  
4232 NW 43rd Ln.  
Cape Coral, FL 33993

Attorney for Personal Representative:  
Lynn R. Emerson, Esq.  
Florida Bar Number: 55757  
BusinessLegal, PC  
1145 SW 45th Ter.  
Cape Coral, FL 33914  
239-329-2151 (P)  
239-329-2150 (F)  
Lynn.Emerson@businesslegalla.com  
Jan. 30; Feb. 6, 2026 26-00403L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-003617  
IN RE: ESTATE OF  
LINDA KATHERINE MELLOR,  
Deceased.

The administration of the estate of LINDA KATHERINE MELLOR, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Circuit Court, 1700 Monroe St., Fort Myers, FL, 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:**  
**Signed by: A Mellor**  
**Ashley Michelle Mellor**  
3416 40th St. SW  
Lehigh Acres, FL 33976

Attorney for Personal Representative:  
/s/ Jeffrey A. Attia  
Jeffrey A. Attia  
E-Mail Address:  
jeff@jeffreyyattialaw.com  
Florida Bar No. 0108199  
The Law Office of Jeffrey Attia, PA  
6719 Winkler Road, Suite 114  
Fort Myers, FL 33919  
Telephone: 239-919-2318  
Jan. 30; Feb. 6, 2026 26-00404L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002245  
IN RE: ESTATE OF  
EDNA RUARK,  
Deceased.

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

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

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

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 01/30/2025.

**Personal Representative:**  
**Drew Daddono**  
1227 North Franklin Street  
Tampa, FL 33602

Attorney for Personal Representative:  
Drew Daddono, Esq.  
Florida Bar Number: 111946  
1227 North Franklin Street  
Tampa, FL 33602  
(813) 444-2573  
contact@anchortrustmanagement.com  
drew@anchortrustmanagement.com  
Jan. 30; Feb. 6, 2026 26-00387L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003375  
IN RE: ESTATE OF  
DANIEL J. SULLIVAN, JR.  
Deceased.

The administration of the estate of DANIEL J. SULLIVAN deceased, whose date of death was June 6, 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 Section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:**  
**James Coughlan**  
24383 Baltic Avenue Unit 204  
Punta Gorda, FL 33955

Attorney for Personal Representative  
Mary E. Trask, Esq.  
Florida Bar Number: 10927  
Trask Law  
16500 Burnt Store Road, Suite A-104  
Punta Gorda, FL 33955  
Telephone: (941) 655-8003  
Fax: (239) 244-8563  
E-mail: metesq@yahoo.com  
Secondary Email:  
trasklaw@gmail.com  
Jan. 30; Feb. 6, 2026 26-00398L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP003744  
IN RE: ESTATE OF  
JANET B. BAKER  
Deceased.

The administration of the estate of Janet B. Baker, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King, Jr. Boulevard, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 30, 2026.

**Personal Representative:**  
**Jill Valle**  
20140 Riverbrooke Run  
Estero, Florida 33928  
**David M. Baker, Jr.**  
20048 Markwood Crossing  
Estero, Florida 33928

Attorney for Personal Representative:  
/s/ Thomas F. LaTorre  
Thomas F. LaTorre, Esq., Attorney  
Florida Bar Number: 1044329  
SAFE HARBOR LAW FIRM  
27821 S. Tamiami Trail, Suite 2  
Bonita Springs, Florida 34134  
Telephone: (239) 317-3116  
E-Mail: tom@safeharborlawfirm.com  
Jan. 30; Feb. 6, 2026 26-00375L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2025 CP 2588  
IN RE: ESTATE OF  
JOHNNIE M. THOMPSON  
a/k/a JOHNNIE THOMPSON  
a/k/a JOHNNIE MICHAEL THOMPSON  
Deceased.

The administration of the Estate of Johnnie M. Thompson a/k/a Johnnie Thompson a/k/a Johnnie Michael Thompson, deceased, File Number 2025 CP 2588 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE 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 30, 2026.

**Personal Representative:**  
**Carol Ann Parker**  
13014 5th Street  
Fort Myers, Florida 33905

Attorney for Personal Representative:  
Nathan Dougherty, Esquire  
Florida Bar No. 118632  
P.O. Box 380984  
Murdoch, FL 33938  
Tel: (941) 270-4489  
Email:  
contact@nathandoughertylaw.com  
Jan. 30; Feb. 6, 2026 26-00409L

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000150  
IN RE: ESTATE OF  
WILLIAM A. HOLLEY  
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 William A. Holley, deceased, File Number 26-CP-000150 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 September 1, 2025; that the total value of the estate is approximately \$18,827.24 and that the names and addresses of those to whom it has been assigned by such Order are:

Name	Address
Charlotte A. Siegel, Trustee of the Holley Family Trust dated July 16, 1992	1005 Hollister Way Knightdale, NC 27545

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 30, 2026.

**Personal Giving Notice:**  
**Charlotte A. Siegel**  
1005 Hollister Way  
Knightdale, NC 27545

Attorney for Person Giving Notice:  
Carol R. Sellers  
Florida Bar Number: 893528  
3525 Bonita Beach Rd., Suite 103  
Bonita Springs, FL 34134  
Telephone: (239) 992-2031  
Fax: (239) 992-0723  
E-Mail:  
csellers@richardsonsellers.com  
Jan. 30; Feb. 6, 2026 26-00408L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000082  
IN RE: ESTATE OF  
DOUGLAS CHARLES OTTE  
A/K/A DOUGLAS C. OTTE  
Deceased.

The administration of the estate of Douglas Charles Otte a/k/a Douglas C. Otte, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representatives**  
**Douglas A. Otte**  
68 Ormont Road  
Chatham, NJ 07928  
**Carmen Schooley**  
327 Rice Road  
Flag Pond, TN 37657

Attorney for Personal Representatives:  
William M. Bromley, Esq.  
Florida Bar Number: 123502  
FOX ROTHSCHILD LLP  
777 S. Flagler Dr. Suite 1700 West Tower  
West Palm Beach, FL 33401  
Telephone: (561) 835-9600  
E-Mail: wbromley@foxrothschild.com  
Secondary E-Mail:  
bjosaphouitch@foxrothschild.com  
Jan. 30; Feb. 6, 2026 26-00367L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003956  
IN RE: ESTATE OF  
THOMAS G. SULLIVAN III,  
Deceased.

The administration of the estate of THOMAS G. SULLIVAN III, deceased, whose date of death was December 14, 2024, is pending in the Circuit Court for Lee County County, Florida, Probate Division, the address of which is Lee County Probate Court, P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representatives:**  
**KATE JESSICA SULLIVAN**  
10317 Bilstone Ct., Apt. 1  
St. Louis, MO 63146  
**THOMAS G. SULLIVAN IV**  
9527 W. Milton Avenue  
Overland, MO 63114

Attorney for Personal Representatives:  
JEFFREY T. TROIANO  
Florida Bar No. 0031557  
Williams Parker Harrison Dietz & Getzen  
50 Central Avenue, Eighth Floor  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email Addresses for service:  
Primary:  
jtroiانو@williamsparke.com  
Secondary: spark@williamsparke.com  
Jan. 30; Feb. 6, 2026 26-00383L

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## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**File No. 26-CP-0179**  
**Division: Probate**  
**IN RE: ESTATE OF BARBARA A. POWERS**  
**Deceased.**

The administration of the estate of Barbara A. Powers, deceased, whose date of death was November 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

munity 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 30, 2026.

**Personal Representative:****Jeffrey J. Powers**542 Kinzie Island Ct  
Sanibel, Florida 33957**Briana P. Bayer**43715 Moorland Ct.  
Leesburg, VA 20176**Gregory P. Powers**2674 Heron Lane South  
Clearwater, FL 33762

Attorney for Personal Representative:

Craig R. Hersch

Attorney

Florida Bar Number: 817820

Sheppard Law Firm

9100 College Pointe Court

Fort Myers, FL 33919

Telephone: (239) 334-1141

Fax: (239) 334-3965

E-Mail: hersch@sbslaw.com

Secondary E-Mail:

tcorsini@sbslaw.com

Jan. 30; Feb. 6, 2026

26-00400L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003979**  
**IN RE: ESTATE OF ASIF DOSANI**  
**A/K/A ASIF A. DOSANI**  
**Deceased.**

The administration of the estate of Asif Dosani a/k/a Asif A. Dosani, deceased, whose date of death was November 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:****Fazila Sarah Rana**

18 Gray Cub Court

Glen Carbon, Illinois 62034

Attorney for Personal Representative:

/s/ Jacqueline A. Wong

Jacqueline A. Wong, Esq.

Attorney for Petitioner

Florida Bar Number: 1018248

THE ESTATE PLAN

2625 Ponce De Leon Blvd, Suite 280

Coral Gables, Florida 33134

Telephone: (305) 665-8888

Fax: (305) 665-3939

E-Mail: jwong@tepl.com

Secondary E-Mail: thefirm@tepl.com

Jan. 30; Feb. 6, 2026

26-00384L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-0151**  
**Division: Probate**  
**IN RE: ESTATE OF SUSAN MARY BERKE A/K/A SUSAN M. BERKE**  
**Deceased.**

The administration of the estate of Susan Mary Berke a/k/a Susan M. Berke, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 30, 2026.

**Personal Representative:****Nancy Johnson**

10378 White Palm Way

Fort Myers, Florida 33966

Attorney for Personal Representative:

/S/ Douglas A. Dodson, II

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

Jan. 30; Feb. 6, 2026

26-00376L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO: 2026-CP-000185**  
**IN RE: ESTATE OF DAVID BONET,**  
**Deceased.**

The administration of the estate of DAVID BONET, deceased, whose date of death was JANUARY 6, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 MONROE STREET, FORT MYERS, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 30, 2026.

**DIANA BONET****Personal Representative**

2115 SW 26th Ter

Cape Coral, FL 33914

MATTHEW MCCONNELL, Esq.

Florida Bar No. 126161

Attorney for Personal Representative

Dickman Law Firm

Post Office Box 111868

Naples, FL 34108

T: 239-434-0840 - F: 239-434-0940

matthew@dickmanlawfirm.org

Jan. 30; Feb. 6, 2026

26-00385L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO.: 26-CP-184**  
**IN RE: THE ESTATE OF MERLINE B. KOVACIK,**  
**Deceased.**

The administration of the estate of MERLINE B. KOVACIK, 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 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 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 sur-

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**File No. 26-CP-000223**  
**IN RE: ESTATE OF ANNEMARIE SCHWAM**  
**Deceased.**

The administration of the estate of Annemarie Schwam, deceased, whose date of death was August 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469 Ft. Myers, FL 33902. The names and addresses of the personal 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 30, 2026.

**Personal Representative:****Belinda Mortimer**

1720 NE Juanita Place

Cape Coral, Florida 33909

Attorney for Personal Representative:

Rodolfo Suarez Jr. Esq.,

Attorney

Florida Bar Number: 013201

9100 South Dadeland Blvd, Suite 1620

Miami, Florida 33156

Telephone: 305-448-4244

E-Mail: rudy@suarezlawyers.com

Secondary E-Mail:

eservice@suarezlawyers.com

Jan. 30; Feb. 6, 2026

26-00421L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**File No. 26-CP-0143**  
**Division: Probate**  
**IN RE: ESTATE OF RAYMOND A. MAJESTY**  
**Deceased.**

The administration of the estate of Raymond A Majesty, deceased, whose date of death was August 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:****Raymond Alexander Majesty**

1845 Ridgewood Ln E

Glenview, Illinois 60025

Attorney for Personal Representative:

Hayley E. Donaldson

Attorney

Florida Bar Number: 1002236

Sheppard Law Firm

9100 College Pointe Court

Fort Myers, FL 33919

Telephone: (239) 334-1141

Fax: (239) 334-3965

E-Mail: donaldson@sbslaw.com

Secondary E-Mail:

tcorsini@sbslawfirm.com

Jan. 30; Feb. 6, 2026

26-00399L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-3598**  
**Division: PROBATE**  
**IN RE: ESTATE OF MALCOLM A. KESSINGER**  
**Deceased.**

The administration of the estate of MALCOLM A. KESSINGER, deceased, whose date of death was October 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Circuit Court of Lee County, Attn: Probate, 1700 Monroe Street, Fort Myers, Florida 33901. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**File No. 26-CP-0114**  
**Division: Probate**  
**IN RE: ESTATE OF LEROY DOUGLAS CUNNINGHAM**  
**Deceased.**

The administration of the estate of Leroy Douglas Cunningham, deceased, whose date of death was December 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 30, 2026.

**Personal Representative:****Cathy L. Cunningham**

3505 NW 3rd Terrace

Cape Coral, Florida 33993

Attorney for Personal Representative:

Janet M. Strickland, FL Bar No. 137472

Neva K. Torres, FL Bar No. 1049725

Attorneys for Personal Representative

Law Office of Strickland &amp; Torres, P.A.

2340 Periwinkle Way, Suite J-1

Sanibel, FL 33957

Telephone: (239) 472-3322

E-Mail: jms@sanibellaw.net

Secondary E-Mail:

neva@sanibellaw.net

Tertiary E-Mail: jms3@sanibellaw.net

Jan. 30; Feb. 6, 2026

--- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-0013**  
**Division Probate**  
**IN RE: ESTATE OF RONALD E. RECH**  
**Deceased.**  
 The administration of the estate of Ronald E. Rech, deceased, whose date of death was June 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:**  
**Signed by: Jeffrey R. Rech**  
**Jeffery R. Rech**  
 1521 S Elizabeth St.  
 Lombard, Illinois 60148  
 Attorney for Personal Representative:  
 Jeffrey R. Grant, Attorney  
 Florida Bar Number: 63918  
 von Briesen & Roper, s.c.  
 3555 Kraft Rd., Ste. 402  
 Naples, FL 34105  
 Telephone: (239) 414-3010  
 Fax: (239) 414-3301  
 E-Mail: jeffrey.grant@vonbriesen.com  
 Secondary E-Mail:  
 jennifer.stoneburner@vonbriesen.com  
 Jan. 30; Feb. 6, 2026 26-00412L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-200**  
**Division Probate**  
**IN RE: ESTATE OF KATHLEEN ANN KOTSCHER**  
**Deceased.**  
 The administration of the estate of Kathleen Ann Kotscher, deceased, whose date of death was August 9, 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 30, 2026.

**Personal Representative:**  
**Heidemarie Anne Gossman**  
**a/k/a Heidi Gossman**  
 6727 Meadowlark Lane  
 Shawnee, Kansas 66226  
 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  
 Jan. 30; Feb. 6, 2026 26-00426L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No: 26-CP-000105**  
**Division: PROBATE**  
**IN RE: ESTATE OF VANIA TOUSSAINT a/k/a VANIA T. MILFORT,**  
**Deceased.**  
 The Administration of the Estate of VANIA TOUSSAINT a/k/a VANIA T. MILFORT, Deceased, Case No. 26-CP-000105, is pending in the Circuit Court of Lee County, Florida, Probate Division, the address of which is the Lee County Court Clerk, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The personal representative of curator has no duty to discover whether any property held at the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 or beneficiary as specified under s. 732.221.

The date of the first publication of this Notice is January 30, 2026.

**Personal Representative:**  
**LAKISHA AMY MILFORT**  
 10247 Dwell Court, Apt. 304  
 Orlando, Florida 32832  
 Attorney for Personal Representative:  
 Christopher E. Mast, P.A.  
 By: /s/Christopher E. Mast  
 Christopher E. Mast, Esquire  
 Florida Bar No: 0858412  
 340 9th Street North,  
 Box No. 129  
 Naples, Florida 34012-5818  
 239/434-5922  
 chris@christophermastlaw.com  
 Jan. 30; Feb. 6, 2026 26-00430L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2025-CP-3953**  
**IN RE: ESTATE OF LINDA G. BOVAIRD**  
**Deceased.**  
 The administration of the estate of LINDA G. BOVAIRD, deceased, whose date of death was April 7, 2025, is pending in the Circuit Court of LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 30, 2026.

**Personal Representative:**  
**LEWIS T. BESSINGER**  
 Attorney for Personal Representative:  
 SHANTA MATTHEWS, Attorney  
 Florida Bar Number: 69935  
 814 E. Silver Springs Blvd., Suite D  
 Ocala, FL 34470  
 Telephone: (352) 421-8722  
 Fax: (352) 306-3759  
 E-Mail: shanta@smatthewslaw.com  
 Secondary: lori@smatthewslaw.com  
 Jan. 30; Feb. 6, 2026 26-00431L

**FIRST INSERTION**  
**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO: 24-CA-6634**  
**METROPOLITAN TOWER LIFE INSURANCE COMPANY,**  
**Plaintiff v.**  
**RYAN C. SABAS; HALLEY SABAS; UNKNOWN TENANT/OWNERS 1; UNKNOWN TENANT/OWNERS 2; AND UNKNOWN TENANT/OWNERS 3,**  
**Defendant(s),**  
 NOTICE IS GIVEN THAT, in accordance with the Consent Final Judgment of Foreclosure dated October 20, 2025, in the above-styled case, the Clerk of Circuit Court Kevin C. Karnes, shall sell the subject property at public sale on the 26th day of February, 2026, at 9:00 a.m. to the highest and best bidder for cash, at https://www.lee.realforeclose.com on the following described property:

LOTS 24 AND 25, BLOCK 4515 CAPE CORAL SUBDIVISION, UNIT 64, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 82 THROUGH 95, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 Property Address: 4933 SW 11th CT, Cape Coral, FL 33914.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 Dated: 01/22/2026

Kevin C. Karnes  
 Clerk of Court  
 (SEAL) By: N Wright-Angad  
 Deputy Clerk

BITMAN, O'BRIEN, PLLC  
 /s/Meghan Keane  
 Meghan Keane, Esquire  
 Florida Bar No.: 103343  
 mkeane@bitman-law.com  
 kimy@bitman-law.com  
 610 Crescent Executive Ct., Suite 112  
 Lake Mary, FL 32746  
 Telephone: (407) 815-3110  
 Facsimile: (407) 815-3116  
 Attorneys for Plaintiff  
 Jan. 30; Feb. 6, 2026 26-00364L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE 20TH CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**CASE NO. 23-CP-003397**  
**IN RE: ESTATE OF THALIA MARIE LUMPKIN-DAWKINS**  
**Deceased.**  
 The administration of the estate of THALIA MARIE LUMPKIN-DAWKINS, deceased, whose date of death was December 9, 2022, 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

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 30, 2026.

**Personal Representative:**  
**MELISSA MITCHELL**  
 3409 14th St. W  
 Lehigh Acres, FL 33971  
 Attorney for Personal Representative:  
 Anthony S. Murphy, Esq.  
 Attorney for Personal Representative  
 Florida Bar Number: 0297109  
 JERMAINE O'NEILL THOMPSON, P.A.  
 1620 W Oakland Park Blvd., Suite 400  
 Oakland Park, FL 33311  
 Telephone: (954) 437-4657  
 Fax: (954) 606-5288  
 E-Mail: amurphy@jotlawfirm.net  
 Secondary E-Mail:  
 service@jotlawfirm.net  
 Jan. 30; Feb. 6, 2026 26-00425L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-100**  
**Division Probate**  
**IN RE: ESTATE OF REBECCA JANE KNIGHT**  
**Deceased.**  
 The administration of the estate of Rebecca Jane Knight, deceased, whose date of death was November 29, 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 co-personal representatives 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 co-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 30, 2026.

**Co-Personal Representatives:**  
**Jessica M. Van Hart**  
 4938 SW 20th Avenue  
 Cape Coral, Florida 33914  
**Elizabeth Bergau**  
 1925 El Dorado Pkwy W  
 Cape Coral, Florida 33914  
 Attorney for Personal Representatives:  
 /s/Lance M. McKinney  
 Lance M. McKinney, Attorney  
 Florida Bar Number: 882992  
 Osterhout & McKinney, P.A.  
 3783 Seago Lane, Fort Myers, FL 33901  
 Telephone: (239) 939-4888  
 Fax: (239) 277-0601  
 E-Mail: lancem@omplaw.com  
 Secondary E-Mail:  
 elizabeth@omplaw.com  
 Jan. 30; Feb. 6, 2026 26-00423L

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25-CP-003674**  
**Division: Probate**  
**IN RE: ESTATE OF DIANA SUE MARTIN,**  
**a/k/a DIANA S. MARTIN,**  
**Deceased.**  
 The administration of the estate of Diana Sue Martin, a/k/a Diana S. Martin, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

**FIRST INSERTION**  
**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45**  
 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 07-CA-012381**  
**DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3,**  
**Plaintiff, vs.**  
**PATRICIA R. MUNOZ;**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; ALTAGRACIA RAYMOND; ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; UNKNOWN SPOUSE OF ALTAGRACIA RAYMOND; UNKNOWN SPOUSE OF ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; JOHN DOE; JANE DOE,**  
**Defendant(s).**  
 NOTICE OF SALE IS HEREBY GIVEN pursuant the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST

2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capital Corporation; Altagracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altagracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe; Jane Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 12th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 17, 18, 19 AND 20, BLOCK 5327, UNIT 58, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128-147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 LESS A PORTION OF SAID LOT 20, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT #2007000299133, IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, TO WHICH THE RADIUS

BEARS S 49°33'44" W, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 1°11'31", A DISTANCE OF 13.42 FEET; THENCE N 50°45'14"E, RADIAL TO THIS AFOREMENTIONED CURVE, A DISTANCE OF 111.48 FEET; THENCE N 89°11'25" E, A DISTANCE OF 17.40 FEET TO A POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 20; THENCE S 49°33'44" W ALONG THE SOUTH LINE OF AFORESAID LOT 20, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.  
 Property Address: 3427 Ceitus Parkway, Cape Coral, Florida 33991

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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 before the clerk reports the surplus as unclaimed.  
 Dated: 01/23/2026

Kevin Karnes  
 As Clerk of said Court  
 (SEAL) By: N Wright-Angad  
 As Deputy Clerk  
 McCabe, Weisberg & Conway, LLC  
 3222 Commerce Place, Suite A  
 West Palm Beach, Florida, 33407  
 Telephone: (561) 713-1400  
 Email: FLpleadings@mwc-law.com  
 File No: 11-400075  
 Jan. 30; Feb. 6, 2026 26-00382L



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTION  
Case No. 26-CA-000407

**FLORIDA TAX AND  
MULTISERVICES, INC., a  
Florida corporation,  
Plaintiff, v.**

**THE UNKNOWN HEIRS OF  
NORMAN GARVELMAN; THE  
UNKNOWN HEIRS OF CELIA  
S. GARVELMAN; and all others  
claiming by, through or under these  
Defendants,  
Defendants.**

TO: THE UNKNOWN HEIRS OF  
CELIA S. GARVELMAN

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

LOT 2, BLOCK 73, WEST  
1/2 OF UNIT 13, SECTION  
3, TOWNSHIP 44 SOUTH,  
RANGE 26 EAST, LEHIGH  
ACRES, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
26, PAGE 18, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.  
Commonly known as: 6036  
Lacota Avenue, Fort Myers, FL  
33905  
Parcel ID: 03-44-26-13-00073.0020  
(the "Property").

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

ten defenses by the Lee County Clerk of  
Court's scheduled default date of March  
3, 2026 on Bradley W. Butcher, Plain-  
tiff's attorney, whose address is 10181  
Six Mile Cypress Parkway, Ste. C, Fort  
Myers, Florida 33966 and file the origi-  
nal with this Court either before service  
on Plaintiff's attorney, or immediately  
thereafter; otherwise a default will be  
entered against you for the relief dem-  
anded 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 Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

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

Dated this 01/22/2026  
CLERK OF THE CIRCUIT COURT  
KEVIN C. KARNES  
Lee County Clerk of Court  
(SEAL) By: K Harris  
as Deputy Clerk

The Dorsey Law Firm, PLLC  
10181 Six Mile Cypress Pkwy, Ste C  
Fort Myers, FL 3396

Jan. 30; Feb. 6, 13, 20, 2026  
26-00389L

## 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-001244

**CITIZENS BANK, N.A.,  
Plaintiff, vs.**

**GRACE KO; JOONG JAE KIM,  
Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN  
pursuant to the order of Summary Final  
Judgment of Foreclosure dated Decem-  
ber 30, 2025, and entered in Case No.  
25-CA-001244 of the Circuit Court of the  
20TH Judicial Circuit in and for Lee  
County, Florida, wherein Citizens  
Bank, N.A., is Plaintiff and Grace Ko;  
Joong Jae Kim, are Defendants, the Of-  
fice of the Clerk, Lee County Clerk of  
the Court will sell via online auction at  
www.lee.realforeclose.com at 9:00 a.m.  
on the 26th day of March, 2026, the fol-  
lowing described property as set forth  
in said Final Judgment, to wit:

LOTS 22 AND 23, BLOCK  
3930, CAPE CORAL SUBDI-  
VISION. UNIT 54, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 19, PAGES 79  
THROUGH 91, OF THE PUB-  
LIC RECORDS OF LEE COUN-  
TY, FLORIDA.

Property Address: 403 SW 28th  
Place, Cape Coral, Florida 33991  
and all fixtures and personal property  
located therein or thereon, which are  
included as security in Plaintiff's mort-  
gage.

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  
before the clerk reports the surplus as  
unclaimed.

Dated: 01/27/2026

Kevin Karnes  
As Clerk of said Court  
(SEAL) By: T Mann  
As Deputy Clerk

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 25-400034  
Jan. 30; Feb. 6, 2026 26-00419L

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE  
SALE**

IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 23-CA-012644

**WELLS FARGO BANK, N.A.,  
AS TRUSTEE FOR THE WAMU  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-PR1  
TRUST,  
Plaintiff, vs.**

**RUTH A. FORTIN; BEAU RIVAGE  
CONDOMINIUM ASSOCIATION,  
INC.; UNKNOWN PERSON(S) IN  
POSSESSION OF THE SUBJECT  
PROPERTY,  
Defendant(s)**

NOTICE IS HEREBY GIVEN pursu-  
ant to an Order Rescheduling Foreclo-  
sure Sale filed December 22, 2025 and  
entered in Case No. 23-CA-012644, of  
the Circuit Court of the 20th Judicial  
Circuit in and for LEE County, Flori-  
da, wherein WELLS FARGO BANK,  
N.A., AS TRUSTEE FOR THE WAMU  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-PR1  
TRUST is Plaintiff and RUTH A.  
FORTIN; UNKNOWN PERSON(S)  
IN POSSESSION OF THE SUBJECT  
PROPERTY; BEAU RIVAGE CONDO-  
MINIUM ASSOCIATION, INC.; are  
defendants. KEVIN C. KARNES, the  
Clerk of the Circuit Court, will sell to  
the highest and best bidder for cash BY  
ELECTRONIC SALE AT: WWW.LEE.  
REALFORECLOSE.COM, at 9:00  
A.M., on February 26, 2026, the follow-  
ing described property as set forth in  
said Final Judgment, to wit:

CONDOMINIUM UNIT NO.  
402, IN BEAU RIVAGE, A  
CONDOMINIUM, ACCORD-  
ING TO THE DECLARATION  
THEREOF, RECORDED OC-  
TOBER 18, 2004 IN OFFICIAL  
RECORDS BOOK 4468, AT  
PAGE 73, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA, AS AMENDED  
AND/OR SUPPLEMENTED  
FROM TIME TO TIME.

Any person claiming an interest in  
the surplus from the sale, if any, other  
than the property owner as of the date of  
the lis pendens must file a claim before  
the Clerk reports the surplus as unclaimed.  
Dated this 01/26/2026

KEVIN C. KARNES  
As Clerk of said Court  
(SEAL) By: T Mann  
As Deputy Clerk

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 22-00811 SPS  
V.6.20190626  
Jan. 30; Feb. 6, 2026 26-00407L

## FIRST INSERTION

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

DIVISION: CIVIL  
CASE NO. 25-CC-004936

**THE SOUTH SEAS CLUB  
CONDOMINIUM ASSOCIATION,  
INC., a Florida non-profit  
corporation,  
Plaintiff, vs.**

**DENNIS O'SHAUGHNESSY AND  
NICOLE O'SHAUGHNESSY,  
Defendants.**

NOTICE is hereby given that the un-  
designed, Clerk of Circuit and County  
Courts of Lee County, Florida, will  
on February 19, 2026, at 9:00 A.M.  
via electronic sale at www.lee.real  
foreclose.com, in accordance with Sec-  
tion 45.031, Florida Statutes, offer for  
sale and sell to the highest bidder for  
cash, the following described property  
situated in Lee County, Florida:

Unit Week No. 19 in Condomi-  
nium Parcel Number J (A/K/A  
UNIT 1311) of THE SOUTH  
SEAS CLUB, a Condominium  
according to the declaration of  
Condominium thereof, recorded in  
Official Records Book 1480 at  
Page 970, of the Public Records  
of Lee County, Florida, and all  
amendment thereto, if any.

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

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

WITNESS my hand and official seal  
of said Court this day of 01/23/2026,

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
2364 Fruitville Road  
Sarasota, FL 34237  
service@michaelbelle.com  
49212 / 3-74722  
Jan. 30; Feb. 6, 2026 26-00396L

## FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**

IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
Case No. 25-CA-005141

**Wells Fargo Bank, N.A.  
Plaintiff, vs.  
John C. Lemmens; et al  
Defendants.**

TO: Unknown Spouse of John C. Lem-  
mens

Last Known Address: 30 Crest Road,  
Mahopac, NY 10541

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

APARTMENT NO. 224, IS-  
LAND WINDS CONDOMIN-  
IUM BATH AND RACQUET  
CLUB, ACCORDING TO THE  
DECLARATION OF CONDO-  
MINIUM THEREOF ON FILE  
AND RECORDED IN THE  
OFFICE OF THE CLERK OF  
THE CIRCUIT COURT IN OF-  
FICIAL RECORDS BOOK 1051,  
PAGE(S) 1946 THROUGH  
2004, INCLUSIVE, OF THE  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA, TO-  
GETHER WITH ALL APPUR-  
TENANCES THEREUNTO  
APPERTAINING AND SPECI-  
FIED IN SAID DECLARA-  
TION OF CONDOMINIUM  
AND INCLUDING, BUT NOT  
LIMITED TO, AUTOMOBILE  
PARKING SPACE NO. 224 AS  
THE SAME IS DESIGNATED  
ON SAID DECLARATION OF  
CONDOMINIUM.

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on Maxine Meltz-  
er, Esquire, Brock & Scott, PLLC., the  
Plaintiff's attorney, whose address is  
4919 Memorial Hwy, Suite 135, Tampa,  
FL 33634, within thirty (30) days of  
the first date of publication and file the  
original with the Clerk of this Court  
either before service on the Plaintiff's  
attorney or immediately thereafter;  
otherwise a default will be entered  
against you for the relief demanded in  
the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED  
ONCE A WEEK FOR TWO  
(2) CONSECUTIVE WEEKS  
DATED ON 01/23/2026.

Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: K Harris  
As Deputy Clerk  
Maxine Meltzer, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F02410  
Jan. 30; Feb. 6, 2026 26-00380L

## FIRST INSERTION

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

CIVIL ACTION  
CASE NO.: 25-CA-68

**BEAU RIVAGE CONDOMINIUM  
ASSOCIATION, INC., a Florida  
not-for-profit corporation,  
Plaintiff, vs.**

**PRIMA LUCE, LLC, a Florida  
limited liability company;  
METIVIER, LLC, a Florida limited  
liability company; PRIMA LUCE  
HOLDINGS, LLC a Florida limited  
liability company; ROBERT  
MACFARLANE; THE UNKNOWN  
TENANT(S)/OCCUPANT(S) IN  
POSSESSION, et al.,  
Defendants.**

NOTICE IS HEREBY GIVEN that,  
pursuant to a Consent Final Judgment  
dated January 21, 2026, entered in  
Civil Case No. 2025-CA-00068 of the  
County Court of the Twentieth Judicial  
Circuit in and for Lee County, I will sell  
to the Highest and Best Bidder for Cash  
by electronic sale beginning at 9:00  
a.m. on the prescribed date at www.lee.  
realforeclose.com at 9:00 a.m. on the  
9th day of April, 2026, the following  
described property as set forth in said  
Final Judgment, to-wit:

Condominium Unit No. 2001 of  
BEAU RIVAGE, a Condomini-  
um according to the Declaration  
of Condominium thereof re-  
corded in Official Records Book  
4468, page 73, of the Public Re-  
cords of Lee County, Florida, and  
all amendments thereto, togeth-  
er with its undivided share in the  
common elements

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

Dated day of 01/23/2026.

Kevin C. Karnes  
Clerk of Court  
(SEAL) By: N Wright-Angad  
Deputy Clerk

Jan. 30; Feb. 6, 2026 26-00395L

## FIRST INSERTION

**NOTICE OF ACTION**

IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA  
CASE NO.: 25-CA-004758

**NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING,  
Plaintiff, v.**

**OLIVIER GERARD EDOUARD  
HONNIBALL; et al,  
Defendant(s).**

To the following Defendant(s):  
OLIVIER GERARD EDOUARD HON-  
NIBALL

(Last Known Address: 930 SE 28TH  
ST, CAPE CORAL, FL 33914)

VALERIE DENISE MARIE VOGEL  
HONNIBALL

(Last Known Address: 930 SW 28TH  
ST, CAPE CORAL, FL 33914)

UNKNOWN SPOUSE OF OLIVIER  
GERARD EDOUARD HONNIBALL  
(Last Known Address: 930 SW 28TH  
ST, CAPE CORAL, FL 33914)

MY HOME IDC LLC  
(Last Known Address: HONNIBALL,  
OLIVIER 3150 SW 38TH AVE 1310,  
MIAMI, FL 33146)

YOU ARE NOTIFIED that an action  
to foreclose based on boundaries estab-  
lished by acquiescence, on the following  
described property:

LOTS 46 AND 47, BLOCK 3219,  
CAPE CORAL UNIT 66, A  
SUBDIVISION ACCORDING  
TO THE PLAT THEREOF RE-  
CORDED IN PLAT BOOK 22,  
PAGES 2 THROUGH 26, OF  
THE PUBLIC RECORDS OF  
LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 930  
SW 28TH ST, CAPE CORAL,  
FL 33914

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

This notice is provided pursuant to  
Administrative Order No. 2010-08  
WITNESS my hand and the seal of  
this Court this 01/23/2026

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

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

Jan. 30; Feb. 6, 2026 26-00393L

## FIRST INSERTION

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

CIVIL DIVISION  
CASE NO. 2025 CC 2555

**TOWNHOMES AT MARBELLA ON  
CYPRESS, INC., a Florida not-for-  
profit corporation  
Plaintiff, vs.**

**JOHN R. EDWARDS; MARIA  
MEJIA; And the SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT,  
Defendants.**

Notice is hereby given that, pursu-  
ant to the Summary Final Judgment  
of Foreclosure entered in the above-  
styled cause, in the County Court of Lee  
County, Florida, I will sell the following  
property situated in Lee County, Flori-  
da described as:

Lot 2608, Marbella On Cypress,  
Phase 2, according to the Plat  
thereof as recorded in Instru-  
ment No. 2015000131018, of the  
Public Records of Lee County,  
Florida.

At the public sale to the highest and  
best bidder, for cash, via Internet: www.  
lee.realforeclose.com, at 9:00 A.M. on  
February 12, 2026.

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

WITNESS my hand and seal of this  
Court on the day of 01/23/2026

Kevin C. Karnes  
Clerk of the County Court  
(SEAL) By: N Wright-Angad  
Deputy Clerk

DAVID J. FREDERICKS, ESQ.  
dFredericks@andersongivens.com  
afhunnings@AndersonGivens.com  
3665 Bee Ridge Road, Suite 100  
Sarasota, Florida 34233  
(850) 692-8900  
Florida Bar No. 84185  
Counsel for Plaintiff  
Jan. 30; Feb. 6, 2026 26-00402L

## FIRST INSERTION

**NOTICE OF ACTION**

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

CIVIL DIVISION  
Case No. 25-CA-004356

**FIRST HORIZON BANK  
Plaintiff, vs.**

**BERNHARD SCHALLER,  
BAERBEL SCHALLER, et al.  
Defendants.**

TO: BAERBEL SCHALLER  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
2242 HAVANA AVE  
FORT MYERS, FL 33905

BERNHARD SCHALLER  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS  
2242 HAVANNA AVE  
FORT MYERS, FL 33905

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

LOT 7, BLOCK B, FORT MY-  
ERS SHORES, UNIT NO. 4,  
ACCORDING TO THE PLAY  
THEREOF RECORDED AT  
PLAT BOOK 11, PAGE 28, IN  
THE PUBLIC RECORDS OF  
LEE COUNTY, FLORIDA.

commonly known as 2242 HAVANA  
AVE, FORT MYERS, FL 33905 has  
been filed against you and you are re-  
quired to serve a copy of your written  
defenses, if any, to it on Jennifer M.  
Scott of Kass Shuler, P.A., plaintiff's at-  
torney, whose address is P.O. Box 800,  
Tampa, Florida 33601, (813) 229-0900,  
on or before 30 days from the first date  
of publication, and file the original with  
the Clerk of this Court either before ser-  
vice on the Plaintiff's attorney or imme-  
diately 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 Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

Dated: January 21, 2026.

CLERK OF THE COURT  
Honorable Kevin C. Karnes

1700 Monroe Street  
Ft. Myers, Florida 33902  
(SEAL) By: K Harris  
Deputy Clerk

Jennifer M. Scott  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
327486/2530939/MTS

Jan. 30; Feb. 6, 2026 26-00369L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTION  
Case No. 26-CA-000407

**FLORIDA TAX AND  
MULTISERVICES, INC., a  
Florida corporation,  
Plaintiff, v.**

**THE UNKNOWN HEIRS OF  
NORMAN GARVELMAN; THE  
UNKNOWN HEIRS OF CELIA  
S. GARVELMAN; and all others  
claiming by, through or under these  
Defendants,  
Defendants.**

TO: THE UNKNOWN HEIRS OF  
NORMAN GARVELMAN

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

LOT 2, BLOCK 73, WEST  
1/2 OF UNIT 13, SECTION  
3, TOWNSHIP 44 SOUTH,  
RANGE 26 EAST, LEHIGH  
ACRES, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
26, PAGE 18, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.  
Commonly known as: 6036  
Lacota Avenue, Fort Myers, FL  
33905  
Parcel ID: 03-44-26-13-  
00073.0020  
(the "Property").

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

ten defenses by the Lee County Clerk of  
Court's scheduled default date of March  
3, 2026 on Bradley W. Butcher, Plain-  
tiff's attorney, whose address is 10181  
Six Mile Cypress Parkway, Ste. C, Fort  
Myers, Florida 33966 and file the origi-  
nal with this Court either before service  
on Plaintiff's attorney, or immediately  
thereafter; otherwise a default will be  
entered against you for the relief dem-  
anded 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 Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

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

Dated this 01/22/2026  
CLERK OF THE CIRCUIT COURT  
KEVIN C. KARNES  
Lee County Clerk of Court  
(SEAL) By: K Harris  
as Deputy Clerk

The Dorsey Law Firm, PLLC  
10181 Six Mile Cypress Pkwy, Ste C  
Fort Myers, FL 3396

Jan. 30; Feb. 6, 13, 20, 2026  
26-00390L

--- ACTIONS / SALES ---

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-004039**

**LINSFORD MASTER ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. MIADEN CLANAK; NATASA SUBOTIC, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated January 27, 2026 in Case No. 25-CA-004039 in the Circuit Court in and for Lee County, Florida wherein LINSFORD MASTER ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and MIADEN CLANAK; NATASA SUBOTIC, et al, is the Defendant, I, Clerk of Court, Kevin C. Karnes will sell to the highest and best bidder for cash at 9:00 A.M. (Eastern Time) on FEBRUARY 26, 2026. Foreclosure Auctions will be held online at [www.lee.realforeclose.com](http://www.lee.realforeclose.com) in accordance with Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 117, LINSFORD, PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 201400055591, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 A/K/A: 3828 TIBOR CIR, FORT MYERS, FL 33916.

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: 01/27/2026  
 Kevin C. Karnes  
 As Clerk of the Court (SEAL) By K Harris  
 As Deputy Clerk  
 Lee County, Florida  
 (SEAL) T Mann  
 DEPUTY CLERK OF COURT  
 FLORIDA COMMUNITY LAW GROUP, P.L.  
 Attorneys for Plaintiff  
 P.O. Box 292965  
 Davie, FL 33329-2965  
 Tel: (954) 372-5298  
 Fax: (866) 424-5348  
 Email: [jared@flcgl.com](mailto:jared@flcgl.com)  
 Jan. 30; Feb. 6, 2026 26-00428L

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 GENERAL JURISDICTION DIVISION  
**Case No. 25-CA-005976**

**RBC Bank (Georgia), N.A. Plaintiff, vs. Neil Cameron McIntyre; et al. Defendants.**

TO: Sheila Mary McIntyre and Unknown Spouse of Sheila Mary McIntyre Last Known Address: 10264 Porto Romano Dr., Fort Myers, FL 33913  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:

LOT 25, MIROMAR LAKES UNIT VIII - PORTO ROMANO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGES 7 THROUGH 10, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
 DATED on 01/22/2026.

Kevin C. Karnes  
 As Clerk of the Court (SEAL) By K Harris  
 As Deputy Clerk  
 Julie York, Esquire,  
 Brock & Scott, PLLC.,  
 the Plaintiff's attorney,  
 4919 Memorial Hwy, Suite 135,  
 Tampa, FL 33634  
 File # 25-F03029  
 Jan. 30; Feb. 6, 2026 26-00371L

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 GENERAL JURISDICTION DIVISION  
**Case No. 25-CA-003388**

**RBC Bank (Georgia), N.A. Plaintiff, vs. Lori C. Covert a/k/a Lori Covert; Sanibel Captiva Community Bank; Unknown Spouse of Lori C. Covert a/k/a Lori Covert Defendants.**

TO: Unknown Spouse of Lori C. Covert a/k/a Lori Covert Last Known Address: 16977/979 Captiva Dr., Captiva, FL 33924  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:

A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 7, SECTION 2, TOWNSHIP 46 SOUTH, RANGE 21 EAST, CAPTIVA ISLAND, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTHEASTERLY LINE OF SANIBEL-CAPTIVA ROAD (50 FEET WIDE) WITH A LINE PARALLEL WITH AND 4,440 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 3, RUN SOUTH 89 DEGREES 42 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE FOR 456.78 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 00 DEGREES 17 MINUTES 40 SECONDS WEST FOR 100 FEET; THENCE RUN NORTH 89 DEGREES 42 MINUTES 20 SECONDS WEST FOR 435.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID SANIBEL-CAPTIVA ROAD; THENCE RUN SOUTH 12 DEGREES 00 MINUTES 38 SECONDS EAST ALONG SAID NORTHEAST-

FIRST INSERTION

**ERLY LINE FOR 102.35 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 4,640 FEET SOUTH OF SAID NORTH LINE OF GOVERNMENT LOT 3, SECTION 3; THENCE RUN SOUTH 89 DEGREES 42 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE TO THE MEAN HIGH WATER LINE OF BLIND PASS; THENCE RUN NORTHERLY ALONG SAID MEAN HIGH WATER LINE TO AN INTERSECTION WITH A LINE BEARING SOUTH 89 DEGREES 42 MINUTES 20 SECONDS EAST PASSING THROUGH THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 42 MINUTES 20 SECONDS WEST TO THE POINT OF BEGINNING. BEARINGS HEREINABOVE MENTIONED ARE BASED ON DEED RECORDED IN OFFICIAL RECORDS BOOK 1044, PAGE 463 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA**

TOGETHER WITH A NON-EXCLUSIVE WALKWAY EASEMENT OVER THE SOUTH 4 FEET OF THE LANDS DESCRIBED IN THE ATTACHED EXHIBIT "B" AND A NON-EXCLUSIVE EASEMENT FOR WATER-LINE PURPOSES OVER THE NORTH 5 FEET OF THE LANDS DESCRIBED IN THE ATTACHED EXHIBIT "C" EXHIBIT "B" (WALKWAY EASEMENT) THE SOUTHERLY FOUR (4) FEET OF THE FOLLOWING DESCRIBED LAND:  
 A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 7, SECTION 2 AND GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 46 SOUTH, RANGE 21 EAST, CAPTIVA ISLAND, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF

ERLY LINE FOR 102.35 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 4,640 FEET SOUTH OF SAID NORTH LINE OF GOVERNMENT LOT 3, SECTION 3; THENCE RUN SOUTH 89 DEGREES 42 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE TO THE MEAN HIGH WATER LINE OF BLIND PASS; THENCE RUN NORTHERLY ALONG SAID MEAN HIGH WATER LINE TO AN INTERSECTION WITH A LINE BEARING SOUTH 89 DEGREES 42 MINUTES 20 SECONDS EAST PASSING THROUGH THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 42 MINUTES 20 SECONDS WEST TO THE POINT OF BEGINNING. BEARINGS HEREINABOVE MENTIONED ARE BASED ON DEED RECORDED IN OFFICIAL RECORDS BOOK 1044, PAGE 463 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

TOGETHER WITH A NON-EXCLUSIVE WALKWAY EASEMENT OVER THE SOUTH 4 FEET OF THE LANDS DESCRIBED IN THE ATTACHED EXHIBIT "B" AND A NON-EXCLUSIVE EASEMENT FOR WATER-LINE PURPOSES OVER THE NORTH 5 FEET OF THE LANDS DESCRIBED IN THE ATTACHED EXHIBIT "C" EXHIBIT "B" (WALKWAY EASEMENT) THE SOUTHERLY FOUR (4) FEET OF THE FOLLOWING DESCRIBED LAND:  
 A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 7, SECTION 2 AND GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 46 SOUTH, RANGE 21 EAST, CAPTIVA ISLAND, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF

MOBILE HOME VIN# FFLFL2A730790535 AND FFLFL2B730790535; TITLE# 15324288 & 15324287.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
 DATED on 01/22/2026.  
 Kevin C. Karnes  
 As Clerk of the Court (SEAL) By K Harris  
 As Deputy Clerk  
 Julie York, Esquire,  
 Brock & Scott, PLLC.,  
 the Plaintiff's attorney,  
 4919 Memorial Hwy, Suite 135,  
 Tampa, FL 33634  
 File # 25-F02236  
 Jan. 30; Feb. 6, 2026 26-00370L

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-6755**

**IN RE: FORFEITURE OF \$19,958.00 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 \$19,958.00 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 \$19,958.00 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 01/22/2026.  
 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](mailto:SGoodman@SheriffLeeFL.org)  
 Secondary:  
[E.Service@SheriffLeeFL.org](mailto:E.Service@SheriffLeeFL.org)  
 By: Sarah M. Goodman  
 Sarah M. Goodman  
 Florida Bar No.: 1058980  
 Jan. 30; Feb. 6, 2026 26-00373L

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-004677**

**WATERSTONE MORTGAGE CORPORATION, Plaintiff, v. RAJESH KONDA, et al; Defendant(s).**

To the following Defendant(s): UNKNOWN SPOUSE OF RAJESH KONDA (Last Known Address: 2622 NE 1st Pl, Cape Coral, FL 33909)  
 YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOTS 23 & 24, BLOCK 2354, UNIT 36, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 2622 NE 1ST PL, CAPE CORAL, FL 33909

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 This notice is provided pursuant to Administrative Order No. 2010-08  
 WITNESS my hand and the seal of this Court this 23rd day of January, 2026.

Kevin C. Karnes  
 As Clerk of the Court (SEAL) By K Harris  
 As Deputy Clerk  
 Ghidotti | Berger LLP,  
 Attorney for Plaintiff,  
 10800 Biscayne Blvd., Suite 201,  
 Miami, FL 33161  
 Jan. 30; Feb. 6, 2026 26-00392L

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 01/22/2026.  
 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](mailto:SGoodman@SheriffLeeFL.org)  
 Secondary:  
[E.Service@SheriffLeeFL.org](mailto:E.Service@SheriffLeeFL.org)  
 By: Sarah M. Goodman  
 Sarah M. Goodman  
 Florida Bar No.: 1058980  
 Jan. 30; Feb. 6, 2026 26-00373L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 DIVISION: CIVIL  
**CASE NO. 25-CC-005564**

**PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. HELEN J. STANDISH, INDIVIDUALLY AND AS TRUSTEE OF THE THEODORE C. AND HELEN J. STANDISH TRUST, DATED FEBRUARY 10, 1987; THEODORE C. STANDISH, JR.; LEANNA J. STANDISH; JOANNA H. STANDISH; THE UNKNOWN SUCCESSOR TRUSTEE(S) OF THE THEODORE C. AND HELEN J. STANDISH TRUST, DATED FEBRUARY 10, 1987, Defendants.**

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 19, 2026, at 9:00 A.M. via electronic sale at [www.lee.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 3, 4, AND 5 in Condominium Parcel Number B1 (A/K/A UNIT 1009), of PLANTATION BEACH CLUB I, PHASE B-1, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1188 at Page 480 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

Kevin C. Karnes,  
 CLERK OF COURT (SEAL) By: T Mann  
 Deputy Clerk  
 Michael J. Belle, Esquire  
 Attorney for Plaintiff  
[service@michaelbelle.com](mailto:service@michaelbelle.com)  
 49263, 49264, 49265 / 5-29254,  
 5-29255, 5-29256  
 Jan. 30; Feb. 6, 2026 26-00429L

FIRST INSERTION

**NOTICE OF ACTION**

IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 25-CA-004677**

**WATERSTONE MORTGAGE CORPORATION, Plaintiff, v. RAJESH KONDA, et al; Defendant(s).**

To the following Defendant(s): UNKNOWN SPOUSE OF RAJESH KONDA (Last Known Address: 2622 NE 1st Pl, Cape Coral, FL 33909)  
 YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOTS 23 & 24, BLOCK 2354, UNIT 36, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 2622 NE 1ST PL, CAPE CORAL, FL 33909

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 This notice is provided pursuant to Administrative Order No. 2010-08  
 WITNESS my hand and the seal of this Court this 23rd day of January, 2026.

Kevin C. Karnes  
 As Clerk of the Court (SEAL) By K Harris  
 As Deputy Clerk  
 Ghidotti | Berger LLP,  
 Attorney for Plaintiff,  
 10800 Biscayne Blvd., Suite 201,  
 Miami, FL 33161  
 Jan. 30; Feb. 6, 2026 26-00392L

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 GENERAL JURISDICTION DIVISION  
**Case No. 2025-CA-004892**

**Navy Federal Credit Union Plaintiff, vs. Kenneth Hess; Unknown Spouse of Kenneth Hess Defendants.**

TO: Kenneth Hess and Unknown Spouse of Kenneth Hess Last Known Address: 2711 Breezewood Drive, North Fort Myers, FL 33917  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:

THE EAST 52 FEET OF LOT 2, BLOCK "A" UNIT 1, LAUREL ESTATES MOBILE VILLAGE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 886, PAGE(S) 360, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 TOGETHER WITH 1977 DOUBLEWIDE GLEK

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the plaintiffs' attorney, whose name and address is: Harvey Schonbrun, Esquire, Post Office Box 20587, Tampa, Florida 33622-0587, [harvey@schonbrun.com](mailto:harvey@schonbrun.com), within 30 days of first publication, and file the original with the Clerk of this court either before service of plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
 Dated this 01/23/2026  
 KEVIN C. KARNES  
 CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By K Harris  
 Deputy Clerk  
 Harvey Schonbrun, Esquire,  
 Post Office Box 20587,  
 Tampa, Florida 33622-0587,  
[harvey@schonbrun.com](mailto:harvey@schonbrun.com)  
 Jan. 30; Feb. 6, 2026 26-00391L

the following property in Lee County, Florida:  
 Lot 10, Block B, BARDEN'S SUBDIVISION, according to the map or plat thereof, on file and recorded in the Office of the Circuit Court of Lee County, Florida, in Plat Book 9, Page 90.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the plaintiffs' attorney, whose name and address is: Harvey Schonbrun, Esquire, Post Office Box 20587, Tampa, Florida 33622-0587, [harvey@schonbrun.com](mailto:harvey@schonbrun.com), within 30 days of first publication, and file the original with the Clerk of this court either before service of plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
 Dated this 01/23/2026  
 KEVIN C. KARNES  
 CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By K Harris  
 Deputy Clerk  
 Harvey Schonbrun, Esquire,  
 Post Office Box 20587,  
 Tampa, Florida 33622-0587,  
[harvey@schonbrun.com](mailto:harvey@schonbrun.com)  
 Jan. 30; Feb. 6, 2026 26-00391L

FIRST INSERTION

**NOTICE OF ACTION - PROPERTY**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO. 25-CA-005160**

**HARVEY SCHONBRUN, AS TRUSTEE, Plaintiff, vs. SAMANTHA REGINA ROCHELLE ALEXANDER, THELTON JACOB, CITY OF FORT MYERS, FLORIDA, G G & E CONSTRUCTION LLC, WILLIAM EDWARD PURDY dba BOMBAY CONSTRUCTION AND REMODELING, OCEAN WIND VENTURES L.L.C., and NCG PROPERTIES LLC, Defendants.**

TO: WILLIAM EDWARD PURDY dba BOMBAY CONSTRUCTION AND REMODELING, who conceals himself, and whose last known mailing address is: 8905 College Pointe Court, Apt. 213, Fort Myers, FL 33919 and  
 OCEAN WIND VENTURES L.L.C., whose registered agent conceals himself, and whose last known mailing address is: 8223 Acorn Boulevard, Punta Gorda, FL 33982  
 YOU ARE NOTIFIED that an action to foreclose a mortgage in and to

the following property in Lee County, Florida:  
 Lot 10, Block B, BARDEN'S SUBDIVISION, according to the map or plat thereof, on file and recorded in the Office of the Circuit Court of Lee County, Florida, in Plat Book 9, Page 90.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the plaintiffs' attorney, whose name and address is: Harvey Schonbrun, Esquire, Post Office Box 20587, Tampa, Florida 33622-0587, [harvey@schonbrun.com](mailto:harvey@schonbrun.com), within 30 days of first publication, and file the original with the Clerk of this court either before service of plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
 Dated this 01/23/2026  
 KEVIN C. KARNES  
 CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By K Harris  
 Deputy Clerk  
 Harvey Schonbrun, Esquire,  
 Post Office Box 20587,  
 Tampa, Florida 33622-0587,  
[harvey@schonbrun.com](mailto:harvey@schonbrun.com)  
 Jan. 30; Feb. 6, 2026 26-00391L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 24-CC-7705**

**MYERLEE COUNTRY CLUB ESTATES NORTH ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. NANCY A. MUDGE, ET AL., DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 18, 2026, and entered in Case No. 24-CC-7705 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein MYERLEE COUNTRY CLUB ESTATES NORTH ASSOCIATION, INC. is Plaintiff, and Nancy A. Mudge are Defendants, I will sell to the highest and best bidder for cash at [www.lee.realforeclose.com](http://www.lee.realforeclose.com), the Clerk's website for online auctions, at 9:00 AM, on the 19th day of March, 2026 the following described property as set forth in said Final Judgment, to wit:  
 Unit B-5 of Myerlee Country Club Estates North Condominium, a Condominium according to the Declaration of Condo-

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-6755**

**IN RE: FORFEITURE OF \$19,958.00 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 \$19,958.00 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 \$19,958.00 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 01/22/2026.  
 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](mailto:SGoodman@SheriffLeeFL.org)  
 Secondary:  
[E.Service@SheriffLeeFL.org](mailto:E.Service@SheriffLeeFL.org)  
 By: Sarah M. Goodman  
 Sarah M. Goodman  
 Florida Bar No.: 1058980  
 Jan. 30; Feb. 6, 2026 26-00373L

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-004677**

**WATERSTONE MORTGAGE CORPORATION, Plaintiff, v. RAJESH KONDA, et al; Defendant(s).**

To the following Defendant(s): UNKNOWN SPOUSE OF RAJESH KONDA (Last Known Address: 2622 NE 1st Pl, Cape Coral, FL 33909)  
 YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOTS 23 & 24, BLOCK 2354, UNIT 36, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 2622 NE 1ST PL, CAPE CORAL, FL 33909

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 This notice is provided pursuant to Administrative Order No.

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 25-CA-005578**  
**ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, Plaintiff, vs. PAUL Z. MENDOZA A/K/A PAUL ZAMORA MENDOZA; UNKNOWN SPOUSE OF PAUL Z. MENDOZA A/K/A PAUL ZAMORA MENDOZA; DANIELLE MARIE MENDOZA; UNKNOWN SPOUSE OF DANIELLE MARIE MENDOZA; CONTEMPORARY II CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).**  
TO: PAUL Z. MENDOZA A/K/A PAUL ZAMORA MENDOZA  
Last Known Address: 4513 SW 8th Ct. #103, Cape Coral, FL 33914  
Current Address: 714 SE 42nd Ln, Cape Coral, FL 33904  
Previous Address: N/A  
TO: UNKNOWN SPOUSE OF PAUL Z. MENDOZA A/K/A PAUL ZAMORA MENDOZA  
Last Known Address: 4513 SW 8th Ct. #103, Cape Coral, FL 33914  
Current Address: 714 SE 42nd Ln, Cape Coral, FL 33904  
Previous Address: N/A  
TO: DANIELLE MARIE MENDOZA  
Last Known Address: 4513 SW 8th Ct. #103, Cape Coral, FL 33914  
Current Address: 714 SE 42nd Ln, Cape

Coral, FL 33904  
Previous Address: N/A  
TO: UNKNOWN SPOUSE OF DANIELLE MARIE MENDOZA  
Last Known Address: 4513 SW 8th Ct. #103, Cape Coral, FL 33914  
Current Address: 714 SE 42nd Ln, Cape Coral, FL 33904  
Previous Address: N/A  
TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS  
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein  
YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in LEE County, Florida, legally described as:  
UNIT 103, AND AN UNDIVIDED 1/18TH SHARE IN THOSE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM OF CONTEMPORARY II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1758, PAGE 1510 TO 1554, OF THE PUBLIC

RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.  
This property is located at the street address of: 4513 SW 8th Ct. #103, Cape Coral, FL 33914.  
YOU ARE REQUIRED to serve a copy of your written defenses within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, 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.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
This Notice shall be published once a week for two consecutive weeks in the BUSINESS OBSERVER.  
WITNESS my hand and the seal of the court on 01/23/2026  
KEVIN C. KARNES  
CLERK OF THE CIRCUIT COURT (SEAL) By: K Harris  
Attorney for Plaintiff:  
Annalise Hayes DeLuca, Esq.  
Elizabeth A. Wulf, Esq.  
MCMICHAEL TAYLOR GRAY, LLC  
Attorney for Plaintiff  
3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092  
Phone: 404.474.7149  
Email: ServiceFL@mtglaw.com  
24-001825  
Jan. 30; Feb. 6, 2026 26-00381L

**WILDBLUE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL BOARD MEETING AND ATTORNEY-CLIENT EXECUTIVE SESSIONS**

Notice is hereby given that the WildBlue Community Development District ("District") Board of Supervisors ("Board") will conduct the following attorney-client sessions at its special board meeting:

Attorney-Client Sessions  
February 19, 2026, at 10:00 a.m.  
18721 WildBlue Boulevard  
Fort Myers, Florida 33913

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to the ongoing litigation entitled WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, v. FL WILDBLUE, LLC, and 38769 TAMPA FL, LLC, Defendants. Case No. 25-CA-1837, Circuit Court Lee County. The following persons are anticipated to be in attendance at the attorney-client session: Herbert Lanese, Christopher Hasty, Denis Bourque, John Buchholz, Richard Bennington, Wesley Haber, Chuck Adams, Shane Willis, Kevin Hennessy, Sarah Spardy, Lisa Bambace, and a court reporter. The attorney-client session is expected to last approximately 120 minutes.

The special board meeting begins at 10:00 a.m. on the same date and at the same location and will continue after the attorney-client sessions for the purpose of considering any business of the District. The special board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Wrathell, Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 the appeal is based.

WildBlue CDD  
Chuck Adams, District Manager  
January 30, 2026

26-00442L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-000208**  
**Division : Probate**  
**IN RE: ESTATE OF BEATRICE MARY MAYHEW Deceased.**

The administration of the estate of Beatrice Mary Mayhew, deceased, whose date of death was August 13, 2022, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 30, 2026.

**Personal Representative:**  
**Lesley Ann Curtis**  
464 Otto Road 1  
Swastika, Ontario  
Canada, POK 1T0

Attorney for Personal Representative:  
Barbara M. Pizzolato

Attorney for Petitioner  
Florida Bar Number: 571768  
8660 College Parkway, Suite 400  
Fort Myers, Florida 33919-5805  
Telephone: (239) 225-7911  
Fax: (239) 221-0279  
E-Mail: bmp@pizzolatolaw.com  
Secondary E-Mail:  
rlm@pizzolatolaw.com  
11452.00

Jan. 30; Feb. 6, 2026 26-00437L

## FIRST INSERTION

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

**Case No.: 25-CA-003747**  
**EF MORTGAGE LLC, Plaintiff, v. AR STRATEGIES LLC, a Florida Limited Liability Company; RYAN MCLEAN, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.**

To the following Defendant(s):  
UNKNOWN TENANT #1  
421 Southwest 21st Terrace,  
Cape Coral, FL 33991  
UNKNOWN TENANT #2  
421 Southwest 21st Terrace,  
Cape Coral, FL 33991  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 34 AND 35, BLOCK 3043, CAPE CORAL, UNIT 62, ACCORDING TO THE PLAT THEREOFA S RECORDED IN PLAT BOOK 21, PAGE 21, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
a/k/a 421 Southwest 21st Terrace, Cape Coral, FL 33991

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 01/22/2026

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  
Jan. 30; Feb. 6, 2026 26-00374L

## 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-003443**

**Navy Federal Credit Union, Plaintiff, vs. Erica J. Luft, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-003443 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Erica J. Luft; Jason P. Luft a/k/a Jason Luft; Upequity SPV2 LLC are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00 AM on the May 28, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 29 AND 30, BLOCK 225, CAPE CORAL UNIT TWO PART ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 129 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TAX ID: 12-45-23-C4-00225.0290

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
Dated this 01/28/2026

Kevin Karnes  
As Clerk of the Court  
(SEAL) By: T Mann  
As Deputy Clerk

Brock & Scott PLLC  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Attorney for Plaintiff  
File # 25-F01606  
Jan. 30; Feb. 6, 2026 26-00440L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000219**  
**Division Probate**  
**IN RE: ESTATE OF JOSEPH SMART Deceased.**

The administration of the estate of Joseph Smart, deceased, whose date of death was December 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, 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 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 30, 2026.

**Personal Representative:**  
**Vanessa L. Mckenzie**  
3009 NW 4th Court  
Pompano Beach, Florida 33069  
Attorney for Personal Representative:  
Eviana J. Martin, Attorney  
Florida Bar Number: 36198  
Martin Law Firm, PL  
3701 Del Prado Blvd S.  
Cape Coral, Florida 33904  
Telephone: (239) 443-1094  
Fax: (941) 213-1231  
E-Mail:  
eviana.martin@martinlawfirm.com  
Jan. 30; Feb. 6, 2026 26-00441L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-3309**  
**Division: Probate**  
**IN RE: ESTATE OF THOMAS M. BOOTH Deceased.**

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

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

**Personal Representative:**  
**TIMOTHY A. BOOTH**  
P.O. Box 3347  
Bluffton, South Carolina 29910  
Attorney for Personal Representative:  
ALAN M. CELEJ  
Attorney  
Florida Bar Number: 1024890  
12730 McGregor Boulevard  
Fort Myers, FL 33919  
Telephone: (239) 266-2619  
Fax: (239) 309-0557  
E-Mail: acelej@celejlaw.com  
Secondary E-Mail: eve@celejlaw.com  
Jan. 30; Feb. 6, 2026 26-00445L

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO: 25-CA-000431**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee for VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-2**

**Plaintiff,**  
**HASANI CAPITAL, LLC, a Florida limited liability company, PASEO CONDOMINIUM ASSOCIATION, INC., DUEALL CONSTRUCTION, LLC, a Florida Limited Liability Company, ERNESTO SUAREZ, UNKNOWN TENANT(S) IN POSSESSION, Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure and Damages entered on January 28, 2026 in CASE NO. 25 CA 000431 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in the above-captioned action, Kevin C. Karnes, as Clerk of the Circuit Court of Lee County and Comptroller, will sell the following described property set forth in the final judgment:

UNIT 7001, PASEO, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000131860, AND ALL SUBSEQUENT AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.  
11908 Izarra Way, # 7001, Fort Myers, Florida 33912

including all appurtenances and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at: www.Lee.realforeclose.com on February 26, 2026 @ 9:00 a.m.

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.  
01/28/2026

Kevin C. Karnes  
Lee County Clerk of Court  
(SEAL) T Mann  
Deputy Clerk

SHAPIRO RAMOS,  
a professional association  
Counsel for Plaintiff  
19 West Flagler Street, Suite 516  
Miami, FL 33130  
Telephone: (305) 374-0052/  
Fax: (305) 374-7320  
By: CYNTHIA M. RAMOS  
Florida Bar No. 958557  
Email: emr@shapiroamos.com  
Jan. 30; Feb. 6, 2026 26-00443L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 25-CA-004244**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAVID KENDRELLE SIMS; AQUA FINANCE INC.; UNITED STATES OF AMERICA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GLENDA LEONOR SIMS A/K/A G L SIMS; 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 26 day of March 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 28, PLAT OF UNIT 5, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 18 THROUGH 35, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 1113 BAINBRIDGE ST, LEHIGH ACRES, FL 33974

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 01/28/2026

KEVIN C. KARNES  
Clerk Of The Circuit Court  
(SEAL) By: T Mann  
Deputy Clerk

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 5.216  
eservice@decubaslewis.com  
25-03026  
Jan. 30; Feb. 6, 2026 26-00444L

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA DOMESTIC RELATIONS Case No. 25-DR-8221

**IN RE: The Marriage of: JESSICA LABRIE, Petitioner, And SUSAN LABRIE, Respondent.**  
TO: Susan Labrie  
512 SE 6th St #3, Cape Coral, FL 33990  
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 JESSICA LABRIE, whose address is 512 SE 6th St, #3, Cape Coral, FL 33990 or her attorney of record, Albert L. Alguadich, Jr., Esq., whose mailing address is 12651 McGregor Blvd. Bldg. 3-302, Fort Myers, Florida 33919 and whose email address is service@albertmatthewslaw.com on or before March 9, 2026 and file the original with Kevin C. Karnes, Clerk of the Circuit Court Lee County Clerk; 1700 Monroe St., 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.

The action is asking the court to decide how the following real or personal property should be divided: None.

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 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: 01/28/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman  
Deputy Clerk  
Jan. 30; Feb. 6, 13, 20, 2026  
26-00436L

FIRST INSERTION

**Notice of Public Sale**

Notice is hereby given that on March 5th, 2026 at 10:00 AM the following vehicle may be sold at public sale for cash for the amount owed on each vehicle to satisfy the lien for repairs, services, storage charges, and any administrative fees allowed pursuant to Florida Statute 713.585. As is. Where is. Title is not guaranteed CASE: 44711 2018 CHEV VIN: 1GCRCEC4JZ184362 Lienor information & Sale Location: GPI FL-G, LLC D/B/A Estero Bay Chevrolet. MV11838. 10640 CHEVROLET WAY. ESTERO, FL 33928 Ph: 239-494-5607 Total Lien \$3484.36 The customer/owner or any other person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer/owner or any other person claiming an interest, or a lien has a right to file for a hearing prior to the date of sale with the clerk of the courts in the Lee County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale Owner/Lienholder may recover the vehicle without instituting judicial proceedings by posting a bond as per 559.917 F.S. Net proceeds in excess of lien amount will be deposited with the clerk of courts pursuant to 713.585 F.S.  
January 30, 2026 26-00438L

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of BARRY A. CAMPBELL and KAREN HANCOCK, will, on February 11, 2026, at 10:00 a.m., at 40 Macuro Ct, Lot #757, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1981 ISLA MOBILE HOME, VIN: 5573A, TITLE NO.: 0021048434, and VIN: 5573B, TITLE NO.: 0021048435 and all other personal property located therein

PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#3326-3162)

Jan. 30; Feb. 6, 2026 26-00439L

SUBSCRIBE TO THE BUSINESS OBSERVER  
Call (941) 352-4989 or go to www.businessobserver.com

SECOND INSERTION

**Notice of Self Storage Sale**

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 2/10/26 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kenia Espinal unit #00355. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
January 23, 30, 2026 26-00281L

SECOND 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. Jaclyn Sullivan- Household furniture, boxes. Darrana Fowler- Totes, pictures, desk, end table, coffee tables. DAVINA MARTIN- Totes, boxes, bike, tv stand, Clothes. Megan Layow- Laundry basket, Storage bin, Handbag boxes. Arvin Raghunauth- Bedroom set, totes, boxes, clothes. Bidding: All bidding will take place online at StorageTreasures.com on February 13, 2026, at 11:00am. Property will be sold to the highest bidder.  
January 23, 30, 2026 26-00278L

SECOND 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

FOURTH INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

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

CASE NO: 25-DR-009009

**IN RE: The Marriage of Chelsea Marie Pettis Petitioner and Talmadge Joseph Thomas Respondent**

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Chelsea Marie Pettis whose address is 4926 Sailboat Drive, Fort Lauderdale, Florida 33312 on or before January 26, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

**WARNING:** Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 12/17/2025

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman  
Deputy Clerk  
January 9, 16, 23, 30, 2026  
26-00162L

FOURTH INSERTION

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

CASE NO.: 2025-CA-006167  
**U-HAUL CO. OF FLORIDA a Florida Corporation AND U-HAUL CO. OF ARIZONA, an Arizona Corporation**

**Petitioners, vs. JABARI WILLIAMS JESSY DORMEUS XAVIER HARRIS MERSON BERNADEL Respondent.**

To the following Defendant:  
1) JABARI WILLIAMS  
Last Known Address: 2424 JACKSON STREET, #114, FORT MYERS, FLORIDA 33901

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

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

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

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

Kevin C. Karnes  
Clerk of the Court (SEAL) By K Shoap  
As Deputy Clerk  
January 9, 16, 23, 30, 2026  
26-00196L

FOURTH INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

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

CASE NO: 25-DR-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 FOR PETITION TO ESTABLISH PATERNITY, PARENTAL RESPONSIBILITY, TIME SHARING AND SUPCEDING CHILD SUPPORT ORDER**

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

CASE NO. 25DR8437  
JUDGE: Carolyn D. Swift

**IN RE: MIGUEL ANGEL GARCIA OCASIO, Petitioner/Father, and DIANA WILLARD, Respondent/Mother.**

TO: DIANA WILLARD, whose last known address is: 224 NW 24th Place, Cape Coral, FL 33993.

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

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

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

**WARNING:** Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 01/06/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman  
Deputy Clerk  
Jan. 16, 23, 30; Feb. 6, 2026  
26-00238L

SECOND INSERTION

**Notice of Self Storage Sale**

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.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. Duane Elliott unit #1102; Darlene Pinard unit #815; Bobbie Graves unit #901. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
January 23, 30, 2026 26-00280L

FOURTH 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.**

(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.

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 TARCO 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

OFFICIAL COURTHOUSE WEBSITES

- MANATEE COUNTY manateeclerk.com
- SARASOTA COUNTY sarasotaclerk.com
- CHARLOTTE COUNTY charlotteclerk.com
- LEE COUNTY leeclerk.org
- COLLIER COUNTY collierclerk.com
- HILLSBOROUGH COUNTY hillsclerk.com
- PASCO COUNTY pascoclerk.com
- PINELLAS COUNTY mypinellasclerk.gov
- POLK COUNTY polkcountyclerk.net
- ORANGE COUNTY myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

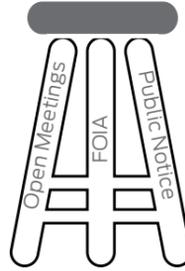
floridapublicnotices.com

OFFICIAL COURTHOUSE WEBSITES

- manateeclerk.com
- sarasotaclerk.com
- charlotteclerk.com
- leeclerk.org
- collierclerk.com
- hillsclerk.com
- pascoclerk.com
- mypinellasclerk.gov
- polkcountyclerk.net
- myorangeclerk.com

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

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

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

FOURTH INSERTION

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

**CASE NO.: 25-CC-006861**  
**ORANGE HARBOR CO-OP, INC.,**  
**Plaintiff, vs.**  
**ALL UNKNOWN BENEFICIARIES,**  
**HEIRS, SUCCESSORS, ASSIGNS,**  
**AND DEVISEES OF JAMES**  
**SATHER JR., and UNKNOWN**  
**PARTY OR PARTIES IN**  
**POSSESSION**  
**Defendants.**

TO: Unknown Party or Parties in Possession  
251 Hamlin Drive  
Lot No. 251  
Fort Myers, Florida 33905  
YOU ARE NOTIFIED that an action for Possession of Real Property located at:

251 Hamlin Drive, Lot No. 251, Fort Myers, Florida 33905 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE February 09, 2026 NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

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

26-00143L

FOURTH INSERTION

**NOTICE OF ACTION FOR**  
**DISSOLUTION OF MARRIAGE**  
**(NO CHILD OR FINANCIAL**  
**SUPPORT)**

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

**Case No: 25-DR-009097**  
**IN RE: The Marriage of**  
**Patricia Elizabeth Rodriguez**  
**Petitioner**  
**and**  
**William Sebastian Alvarez**  
**Respondent**

TO: William Sebastian Alvarez  
1529 Timber Ridge Avenue, Leesville,  
Louisiana 71446-9449

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Patricia Elizabeth Rodriguez whose address is 251 Willow Bend Drive, Davenport, Florida 33897 on or before February 2, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 12/22/2025

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: J Collins  
Deputy Clerk  
January 9, 16, 23, 30, 2026

26-00148L

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

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

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

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239) 291-9388  
January 23, 30, 2026

FOURTH INSERTION

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

**CASE NO.: 2025-CA-006552**  
**DOUBLE Z INVESTMENTS, LLC,**  
**Plaintiff, v.**  
**CHE-SAN LAI,**  
**Defendant.**

TO: CHE-SAN LAI  
140-30 SANFORD AVE., #4C  
FLUSHING, NEW YORK 11355  
YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, TO WIT: LOT 1-2, BLOCK 3522, UNIT 47 PART 2 CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 112-127 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

THIRD INSERTION

**NOTICE OF ACTION**

**(formal notice by publication)**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003029**

**IN RE: ESTATE OF**  
**DANIEL JOSEPH LANDRY**  
**Deceased.**

TO: MICHAEL LANDRY  
DANIEL LANDRY  
ROBERT LANDRY  
and any and all heirs of the estate of Daniel Joseph Landry

YOU ARE NOTIFIED that a PETITION FOR ADMINISTRATION has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ALVAREZ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before February 23, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on January 07, 2026.

Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: K Shoap  
As Deputy Clerk  
Jan. 16, 23, 30; Feb. 6, 2026

26-00201L

SECOND 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 Del Prado 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

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

DATED this 7th day of January, 2026.

Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: K Harris  
As Deputy Clerk  
The Law Office of C.W. Wickersham, Jr., P.A.,  
Plaintiff's attorney,  
2720 Park Street, Suite 205,  
Jacksonville, Florida, 32205,  
Phone Number: (904) 389-6202  
January 9, 16, 23, 30, 2026

26-00184L

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property.

ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7010- Ft. Myers Facility Address: 12859 McGregor Blvd. Ft. Myers, FL 33919 US Facility Phone: 1+ (239) 443-3885 Description: Entire contents of unit consisting of, but not limited to: Alan Bolduc- Golf clubs/covers, golf bags, coolers, duffle bag, boxes, crates. Angela Goldberg- Suitcase, Fred Barr- Wall art, boxes, bags, bins. Eli McGinty- Bone on Sportswear- shirts, clothes, hats, boxes, bins, tables, pallets. Bidding: All bidding will take place online at StorageTreasures.com on February 13, 2026, at 11:00am. Property will be sold to the highest bidder.  
January 23, 30, 2026 26-00276L

SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION

**CASE NO. 24-CA-005983**  
**ROCKET MORTGAGE, LLC F/K/A**  
**QUICKEN LOANS, LLC,**  
**Plaintiff, vs.**  
**GORDON RANDALL LAVERS,**  
**Defendant.**

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.realforeclose.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  
Fort Lauderdale, FL 33301  
AccountsPayable@mccalla.com  
Counsel of Plaintiff  
24-10941FL  
January 23, 30, 2026 26-00342L

SECOND 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.

ADVERTISEMNT 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

SECOND 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.

ADVERTISEMNT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8029 - North Fort Myers Facility Address: 14150 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 307-0008 Description: Entire contents of unit consisting of, but not limited to: Eliza Masco- Boxes, Clothes, Clothing Racks, Mattress, Tires, Wall Art, Fishing Poles, Dining Table Chairs. Johnny Gentry- Chair, Night Stand, Trash Bags, Tire. Tiffany Massimo- Plastic Bins, Clothes, Luggage, Plastic Bags, Shoes. Bidding: All bidding will take place online at StorageTreasures.com on February 13, 2026, at 11:00am. Property will be sold to the highest bidder.  
January 23, 30, 2026 26-00277L

SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION

**CASE NO. 25-CA-000249**  
**ABL RPC RESIDENTIAL CREDIT**  
**ACQUISITION LLC,**  
**Plaintiff, vs.**  
**BEFORE THE SHORE LLC, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 13, 2026 in Civil Case No. 25-CA-000249 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC is Plaintiff and Before the Shore LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12 day of February, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 21 and 22, Block 2727, Cape Coral Unit 39, a Subdivision, according to the Plat thereof, as recorded in Plat Book 16, Page(s) 142 through 154, of the Public Records of Lee County, Florida.  
Address: 2102 NW 6th Place, Cape Coral, FL 33993  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
Dated this day of 01/20/2026,

Kevin C. Karnes  
Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: N Wright-Angad  
McCalla Raymer Leibert Pierce, LLP  
Fort Lauderdale, FL 33301  
AccountsPayable@mccalla.com  
Counsel of Plaintiff  
24-10941FL  
January 23, 30, 2026 26-00341L

FOURTH INSERTION

**NOTICE OF ACTION FOR**  
**DISSOLUTION OF MARRIAGE**  
**(NO CHILD OR FINANCIAL**  
**SUPPORT)**

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

**Case No: 25-DR-009190**  
**IN RE: The Marriage of**  
**Jenna Marie Jameson**  
**Petitioner**  
**and**  
**Jessica Nicole Lawless**  
**Respondent**

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jenna Marie Jameson whose address is 14105 SW 288th, Homestead, Florida 33033 on or before February 2, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 12/24/2025

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: J Collins  
Deputy Clerk  
January 9, 16, 23, 30, 2026

26-00152L

THIRD INSERTION

**NOTICE OF APPLICATION**

**FOR TAX DEED**  
**Section 197.512 F.S.**

Tax Deed #:2025002132  
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05070  
Year of Issuance 2023  
Description of Property LOTS 4, 5, 6 AND 7, BLOCK 17, UNIT 2, PALMONA PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 7, PAGES 56-57, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-24-02-00017,0040  
Names in which assessed:  
CHRISTOPHER BRYANT,  
CHRISTOPHER D BRYANT,  
CHRISTOPHER D. BRYANT,  
ESTATE OF MARY E BRYANT,  
ESTATE OF MARY E BRYANT,  
ESTATE OF ROGER K MEYER,  
ESTATE OF ROGER K. MEYER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

26-00197L

FOURTH INSERTION

**NOTICE OF ACTION (FOR**  
**SERVICE BY PUBLICATION)**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA

FAMILY LAW DIVISION  
**Case No.:**  
**362025DR008478A001CH**  
**Division: Family**  
**25-DR-008478**

**SEAN CARLEY,**  
**Petitioner,**  
**v.**  
**FLOR CELESTE ROSALES**  
**CARIAS,**  
**Respondent.**

TO: FLOR CELESTE ROSALES 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

THIRD INSERTION

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

CIVIL DIVISION  
**CASE NO.: 25-DR-005770**  
**IN RE THE MARRIAGE OF:**  
**TORIE SECKLER,**  
**Petitioner/Wife,**  
**and**  
**RYAN SECKLER,**  
**Respondent/Husband.**

TO: RYAN SECKLER  
12821 Commerce Lakes Dr Suite 6  
Fort Myers, FL 33913  
YOU ARE NOTIFIED that a PETITION FOR DISSOLUTION OF MARRIAGE AND OTHER RELIEF has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Dustin Butler of Martin Law Firm, P.L., Petitioner's attorney, whose address is 3701 Del Prado Boulevard S., Cape Coral, Florida 33904, on or before February 23, 2026 and file the original with the clerk of this court at Lee County Courthouse, Family Division, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED this January 13, 2026.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: E Bakelman  
Deputy Clerk  
Jan. 16, 23, 30; Feb. 6, 2026

26-00254L

THIRD INSERTION

**NOTICE OF APPLICATION**

**FOR TAX DEED**  
**Section 197.512 F.S.**

Tax Deed #:2025002224  
NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22538  
Year of Issuance 2023  
Description of Property LOT 107, GULF SHORES ESTATES, A SUBDIVISION IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 22 EAST, PINE ISLAND, LEE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN O.R. BOOK 490, PAGE 648, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-22-01-00000.1070  
Names in which assessed:  
KATHLEEN KIVLEN, LORETTA KIVLEN, RAYMOND KIVLEN, REGINA KIVLEN, ROBERT KIVLEN, STEPHEN KIVLEN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

26-00198L

written defenses, if any, to it on:  
Sean Carley  
Petitioner  
Address: 1242 SW Bargello Ave, Port St Lucie, FL 34953  
on or before February 17, 2026 (date — 28 days from first publication), and file the original with the clerk of this court either before service on Petitioner or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the petition. 1700 Monroe Street Fort Myers, Florida 33901  
This action concerns a minor child and seeks relief affecting parental rights.  
DATED on this 6th day of January, 2026.

Kevin C. Karnes  
Clerk of the Circuit Court  
Lee County, Florida  
(SEAL) By: E Bakelman  
Deputy Clerk  
January 9, 16, 23, 30, 2026

26-00171L

## --- ACTIONS ---

## SECOND INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO: 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

## SECOND INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO: 26-DR-000259**  
**IN RE: The Marriage of Dimitra Z. Ekmektis Petitioner and Scippio Clarence Henderson Respondent**  
TO: Scippio Clarence Henderson  
505 E 183rd Street, Apt. 1b, Bronx, New York 10458

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 Dimitra Z. Ekmektis whose address is 578 Rodeo Drive, Largo, Florida 33771 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 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: 01/14/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: E Bakelman  
Deputy Clerk  
Jan. 23, 30; Feb. 6, 13, 2026  
26-00327L

## SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25-CP-003980**  
**Division: Probate**  
**IN RE: ESTATE OF NANCY J. HOUK, Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Nancy J. Houk, deceased, File Number 25-CP-003980, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the decedent's date of death was October 14, 2025; that the total value of the estate is \$31,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Michael W. Houk, as Trustee of the Nancy J. Houk Revocable Trust, dated August 29, 2000  
2649 Danberry Lane  
Grand Prairie, TX 75052

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court

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 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 date of first publication of this Notice is January 23, 2026.

**Person Giving Notice:**  
**Michael W. Houk**  
2649 Danberry Lane  
Grand Prairie, TX 75052  
Attorney for Person Giving Notice:  
Courtney V. Lovejoy, Attorney  
Florida Bar Number: 1010542  
SCHOENFELD KYLE & ASSOCIATES LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: courtneyvl@trustska.com  
01011024.DOC/1 4938-3096-4610, v. 1  
January 23, 30, 2026 26-00305L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**DIVISION: PROBATE**  
**Case No. 25-CP-3858**  
**IN RE: ESTATE OF SANDRA KAY HENRICHS a/k/a SANDRA K. HENRICHS a/k/a SANDRA HENRICHS, Deceased.**

The administration of the estate of SANDRA KAY HENRICHS a/k/a SANDRA K. HENRICHS a/k/a SANDRA HENRICHS, deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

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

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

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

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

**Personal Representative:**  
**/s/Jacqueline Sue Blanchard**  
**JACQUELINE SUE BLANCHARD**  
9304 Aegean Circle  
Lehigh Acres, Florida 33936  
Attorney for Personal Representative:  
**/s/Stephen W. Buckley**  
**STEPHEN W. BUCKLEY, ESQUIRE**  
Florida Bar Number: 117747  
GOLDSTEIN, BUCKLEY, 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

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 26-CP-64**  
**IN RE: ESTATE OF ANTHONY FRANK PIZZUTO, SR., Deceased.**

The administration of the estate of ANTHONY FRANK PIZZUTO, SR., deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Petitioners:**  
**NICHOLAS A. PIZZUTO**  
**STEPHEN PIZZUTO**  
**C/O TIMOTHY W. GENSMER, P.A.**  
2831 RINGLING BLVD. STE 202A  
SARASOTA, FL 34237

Attorney for Petitioner:  
TIMOTHY W. GENSMER, ESQ.  
TIMOTHY W. GENSMER, P.A.  
2831 RINGLING BLVD, STE 202A  
SARASOTA, FL 34237  
Telephone: 941-952-9377  
Florida Bar No. 586242  
January 23, 30, 2026 26-00300L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No: 26-CP-71**  
**Division: Probate**  
**IN RE: THE ESTATE OF GLEN TODD CURRAN, Deceased.**

The Estate of GLEN TODD CURRAN, deceased, whose date of death was December 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 26-CP-71, which address is: Lee County Justice Center, 1st Floor, 1700 Monroe Street, Fort Myers, Florida 33901.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is January 23, 2026.

All creditors and those having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named court within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

**Personal Representative:**  
**Kathleen D. Irwin**  
11804 Moate Drive  
Fishers, Indiana 46037  
Attorney for Personal Representative:  
Jennifer M. Neilson  
Florida Bar No. 54986  
NEILSON LAW, P.A.  
829 SE 47th Terrace  
Cape Coral, Florida 33904  
Office: (239) 443-3866  
Email: jn@nlaw.us  
January 23, 30, 2026 26-00283L

## SECOND INSERTION

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

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
You are hereby notified that an Order of Summary Administration has been entered in the estate of AUDREY C. HAYWARD, deceased, File Number 25-CP-003947 by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was November 15, 2018; that the total value of the estate is \$2,500.00, and that the name and address of the persons to whom it has been assigned by such order are:

STEVEN M. HAYWARD  
4207 Teriwood Circle  
Houston, Texas 77068  
TERRI BERGMANN  
1439 N. Larkwood Square  
Fort Myers, Florida 33919  
AARON JONES  
9841 Cypress Lake Drive  
Fort Myers, Florida 33919

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

**Persons giving Notice:**  
**Steven M. Hayward**  
4207 Teriwood Circle  
Houston, Texas 77068  
**Terri J. Bergmann**  
1439 N. Larkwood Square  
Fort Myers, Florida 33919  
**Aaron Jones**  
9841 Cypress Lake Drive  
Fort Myers, Florida 33919  
Attorney for Persons Giving Notice:  
Gordon H. Coffman  
Attorney at Law  
12651 McGregor Blvd., Ste. 104  
Fort Myers, Florida 33919  
Florida Bar No. 187680  
January 23, 30, 2026 26-00298L

## THIRD INSERTION

**NOTICE OF CIVIL ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CIVIL ACTION**  
**CASE NO. 25-CA-5543**

**DAVID TURNER, Plaintiff, vs. DANIEL QUEEN, TIMOTHY CHARLTON, GEORGE CHARLTON, WILLIS CHARLTON, AND DEENA RICH, Defendants.**

TO: GEORGE CHARLTON, WILLIS CHARLTON, AND DEENA RICH

COMES NOW, the Plaintiff, DAVID TURNER, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Lee, on October 9, 2025. Case No: 2025-CA-5543

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

More commonly known as: 262 Delray Avenue Fort Myers, FL 33905

STRAP: 04-44-25-03-00010.3720

And, 2. Lots 373 and 374, Block 10, RUSSELL PARK, according to the Map or Plat thereof as recorded in Official Records Book 6, Page 12, of the Public Records

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

You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE of YOUR ADVOCATES, P.A., Plaintiff's attorney, whose 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 TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25-CP-001856**  
**Division Probate**  
**IN RE: ESTATE OF STEPHEN FERD MAILLARD A/K/A STEPHEN F. MAILLARD Deceased.**

The administration of the estate of Stephen Ferd Maillard a/k/a Stephen F. Maillard, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 1st Floor, 2075 Dr. Martin Luther King Jr. Blvd., Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All 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:**  
**Stephen P. Maillard**  
4575 Trawler Court #202  
Ft. Myers, Florida 33919  
Attorney for Personal Representative:  
**/s/ Kelly L. Fayer**  
Kelly L. Fayer, Esq.  
Attorney  
Florida Bar Number: 0121126  
12601 World Plaza Lane,  
Suite 2, Bldg. 52  
Ft. Myers, Florida 33907  
Telephone: (239) 415-3434  
Fax: (239) 433-3434  
E-Mail: notice@fayerlaw.net  
Secondary E-Mail:  
service@lawsprt.com  
January 23, 30, 2026 26-00282L

--- ESTATE ---

SECOND 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

SECOND INSERTION

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

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

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

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

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

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

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

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

**Personal Representative:**  
**Virginia R. Halligan**  
9388 River Otter Drive  
Fort Myers, FL 33912

Attorney for Personal Representative:  
Mary Vlasak Snell  
Attorney  
Florida Bar Number: 516988  
Paves Law Firm  
1833 Hendry Street  
Fort Myers, FL 33902  
Telephone: (239) 334-2195  
Fax: (239) 332-2243  
E-Mail: mvs@paveslaw.com  
Secondary E-Mail: lja@paveslaw.com  
January 23, 30, 2026 26-00324L

SECOND 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, aka PHYLLIS J. 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 Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**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:  
jriviera@hnh-law.com  
January 23, 30, 2026 26-00312L

SECOND INSERTION

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

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

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

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

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

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

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

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

**Personal Representative:**  
**Karen Adams**  
8186 Lake San Carlos Circle  
Fort Myers, Florida 33967

Attorney for Personal Representative:  
Haylee N. Blessing, Attorney  
Florida Bar Number: 1059314  
Henderson, Franklin, Starnes & Holt, P.A.  
3451 Bonita Bay Boulevard, Suite 206  
Bonita Springs, Florida 34134  
Telephone: (239) 344-1100  
Fax: (239) 344-1200  
E-Mail: haylee.blessing@henlaw.com  
Secondary E-Mail:  
denise.edwards@henlaw.com  
January 23, 30, 2026 26-00284L

SECOND 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 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Arlene Foreman**  
10091 Colonial Country Club Blvd  
Fort Myers, FL 33913-7018

Attorney for Personal Representative[s]:  
Beth A. Prather  
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  
Sec. E-Mail: courtneyl@trustska.com  
01038010.DOC/2  
January 23, 30, 2026 26-00323L

SECOND INSERTION

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

The administration of the Estate of Kenneth H. Stocke, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

**Personal Representative:**  
**Ronald K. Stocke**  
5609 Orchard Ave. N.  
Crystal, MN 55429

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

SECOND 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

SECOND 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

SECOND INSERTION

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

The administration of the estate of VERONICA M. BAKER, deceased, whose date of death was November 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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:**  
**MICHELE BAKER TUPPER**  
3240 22nd Avenue NE  
Naples, Florida 34120

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



**Who benefits from legal notices?**

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

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

## --- ESTATE ---

## SECOND 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 WESBOBEANN,  
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 &amp; 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 CourtTromberg, 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

## SECOND 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 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.

**OTTO J. MERKEL**  
**Personal Representative**  
516 SE 35th Terrace  
Cape Coral, FL 33904Robert 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:  
jrvera@hnh-law.com  
January 23, 30, 2026 26-00329L

## SECOND 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.realforeclose.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  
01/20/2026Kevin 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

## SECOND 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.

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 (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

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

**Personal Representative:**  
**DEBORAH F. BROOKS**  
**c/o Cummings & Lockwood LLC**  
8000 Health Center Blvd., Suite 300  
Bonita Springs, Florida 34135  
Attorney for Personal Representatives:  
**BONIE S. MONTALVO, ESQ.**  
Florida Bar No. 0124438  
Cummings & Lockwood LLC  
8000 Health Center Boulevard,  
Suite 300  
Bonita Springs, FL 34135  
9229081.L.docx 1/20/2026  
January 23, 30, 2026 26-00330L

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDADIVISION: CIVIL  
**CASE No. 25-CC-005113****THE SOUTH SEAS CLUB**  
**CONDOMINIUM ASSOCIATION,**  
**INC., a Florida non-profit**  
**corporation,**  
**Plaintiff, vs.****PRIETO REAL ESTATE**  
**INVESTMENTS, USA, A FLORIDA**  
**LIMITED LIABILITY COMPANY,**  
**Defendant.**

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 19, 2026, at 9:00 A.M. via electronic sale at www.lee.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. 48 in Condominium Parcel Number 1 (A/K/A UNIT 1309) OF THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 01/20/2026.

KEVIN C. KARNES,  
CLERK OF COURT  
(SEAL) By: T Mann  
Deputy ClerkMichael J. Belle, Esquire  
Attorney for Plaintiff  
2364 Fruitville Road  
Sarasota, FL 34237  
service@michaelbelle.com  
49229 / 3-82650  
January 23, 30, 2026 26-00336L

## SECOND 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 February 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Ft. 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, 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.

**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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDAPROBATE DIVISION  
**CASE No. 26-CP-164**  
**IN RE: ESTATE OF**  
**EMANUEL MENDOZA**  
**Deceased.**

The administration of the Estate of EMANUEL MENDOZA, deceased, whose date of death was October 30, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES 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 first publication of this notice is: January 23, 2026.

**CHELSEA PARDO**  
**Personal Representative**  
/S/ RICHARD M. RICCIARDI, JR.  
RICHARD M. RICCIARDI, JR., ESQ.  
Florida Bar No. 90567  
YOUR ADVOCATES, P.A.  
2050 McGregor Blvd.  
Fort Myers, FL 33901  
Phone: (239) 689-1096  
Fax: (239) 791-8132  
E-mail: rricciardi@your-advocates.org  
January 23, 30, 2026 26-00338L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE No. 26-CP-162**  
**IN RE: ESTATE OF**  
**HOWARD L. HERMANN,**  
**Deceased.**

The administration of the Estate of HOWARD L. HERMANN, deceased, whose date of death was November 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES 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 first publication of this notice is: January 23, 2026.

**CHRISTINE HATTO GEORGE**  
**Personal Representative**  
/S/ RICHARD M. RICCIARDI, JR.  
RICHARD M. RICCIARDI, JR., ESQ.  
Florida Bar No. 90567  
YOUR ADVOCATES, P.A.  
2050 McGregor Blvd.  
Fort Myers, FL 33901  
Phone: (239) 689-1096  
Fax: (239) 791-8132  
E-mail: rricciardi@your-advocates.org  
January 23, 30, 2026 26-00337L

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No.: 26-CP-000085**  
**IN RE: ESTATE OF**  
**MICHAEL MCCARTY**  
**Deceased.**

The administration of the estate of MICHAEL MCCARTY, deceased, whose was found deceased on 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 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.

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

**Personal Representative:**  
**AMANDA FIORILLO**  
**f/n/a AMANDA MCCARTY**  
7232 Coca Sabal Lane  
Ft. Myers, FL 33908  
Attorney for Personal Representatives:  
Arnold M. ("Skip") Straus, Jr., Attorney  
Florida Bar Number: 275328  
STRAUS & ASSOCIATES, PA  
10081 Pines Blvd., #C  
PEMBROKE PINES, FL 33024  
Telephone: (954) 431-2000  
E-Mail: service@strauslegal.com  
January 23, 30, 2026 26-00346L

## SECOND 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

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:**  
**Jacqueline A. Wagner**  
4485 Windjammer Lane  
Fort Myers, FL 33919  
Attorney for Personal Representative:  
Lowell S. Schoenfeld  
Attorney for Personal Representative  
Florida Bar Number: 980099  
SCHOENFELD KYLE & ASSOCIATES  
LLP  
1380 Royal Palm Square Blvd.  
Fort Myers, FL 33919  
Telephone: (239) 936-7200  
E-Mail: lowells@trustska.com  
4921-1896-9477, v. 1  
January 23, 30, 2026 26-00313L

--- ACTIONS / SALES ---

SECOND 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 property situated in Lee County, Florida described as:

LOT 15, BLOCK 51, UNIT 5 SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST OF THAT CERTAIN SUBDIVISION KNOWN AS LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF LEE COUNTY, FLORIDA IN PLAT BOOK 15, PAGE 98.

and commonly known as: 2808 34TH ST SW, LEHIGH ACRES, FL 33976; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [ ] www.lee.realforeclose.com on February 5, 2026 at 9:00AM.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the his 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/CMF  
January 23, 30, 2026 26-00318L

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-CA-1761  
BEACH AND TENNIS CLUB CONDOMINIUM MANAGEMENT, INCORPORATED., a Florida not-for-profit corporation, Plaintiff, vs.  
PATRICK F. LEIER, et al., Defendants.

Notice is hereby given pursuant to a Final Summary Judgment of Lien Foreclosure filed the 13th day of January, 2026, in the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, Case No. 25-CA-1761, wherein BEACH AND TENNIS CLUB CONDOMINIUM MANAGEMENT, INCORPORATED is the Plaintiff and NANCY J. LEIER and THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE are the Defendants. That I will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes, on May 14, 2026 the following described property as set forth in said Final Summary Judgment of Lien Foreclosure, to-wit:

Unit 605, THE BEACH AND TENNIS CLUB, PHASE IV, a Condominium, together with all common elements appurtenant thereto, pursuant to the Declaration Condominium recorded in O.R. Book 1384, Page 1689, Public Records of Lee County, Florida, as amended

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

Dated on this 01/20/2026  
Kevin C. Karnes,  
Clerk of the Circuit Court  
(SEAL) By: N Wright-Angad  
Deputy Clerk

Keith H. Hagman, Esq.,  
P.O. Box 1507,  
Fort Myers, Florida 33902-1507,  
keithhagman@paveselaw.com  
glendahaskell@paveselaw.com  
January 23, 30, 2026 26-00328L

SECOND 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 pursuant to the Final Judgment of Foreclosure dated December 11, 2025 and entered 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.realforeclose.com/ at 9:00 A.M. on March 5, 2026 the following described property 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 his 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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION  
CASE NO. 25-CA-001272

FIFTH THIRD BANK, N.A., Plaintiff, vs.  
JANINE HINES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 18, 2025 in Civil Case No. 25-CA-001272 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein FIFTH THIRD BANK, N.A. is Plaintiff and Janine Hines, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of February 2026, at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 201, Building J, of Pine Key Condominium Resort, a Phase Condominium, according to the Declaration of Condominium recorded in Official Records Instrument Number 2007000088522, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Lee County, Florida.  
Address: 1040 Hancock Creek South Blvd Unit 201, Cape Coral, FL 33909

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

Dated this 01/16/2026

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

McCalla Raymer Leibert Pierce, LLP  
110 SE 6th Street, Suite 2300  
Fort Lauderdale, FL 33301  
AccountsPayable@mccalla.com  
Counsel of Plaintiff  
25-11258FL  
January 23, 30, 2026 26-00308L

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-000338

U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST, Plaintiff, v.  
TALOR KELLEY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 19, 2025 and entered in Case No. 25-CA-000338 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SARA CARMEN KELLEY AND TALOR KELLEY, are the 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, ACCORDING 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 "Property").

WITNESS my hand and the seal of the court on 01/16/2026

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

GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
fpleadings@ghidottiberger.com  
January 23, 30, 2026 26-00307L

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION  
CASE NO. 25-CA-000989

ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC, Plaintiff, vs.  
SOUTH POINT HOMES OF SW FL LLC, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 7, 2026 in Civil Case No. 25-CA-000989 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC is Plaintiff and SOUTH POINT HOMES OF SW FL LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the February 5, 2026 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Parcel 3 Lot 52, Block 6052, CAPE CORAL UNIT 96, according to the plat thereof recorded in Plat Book 25, Page(s) 45 through 51, of the Public Records of Lee County, Florida.  
Address: 2222 SW 31st Lane, Cape Coral, FL 33914

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

Dated this 01/14/2026

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

McCalla Raymer Leibert Pierce, LLP  
110 SE 6th Street, Suite 2300  
Fort Lauderdale, FL 33301  
AccountsPayable@mccalla.com  
Counsel of Plaintiff  
24-11099FL  
January 23, 30, 2026 26-00291L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 23-CA-007277

FREEDOM MORTGAGE CORPORATION Plaintiff, vs.  
LARRY R. SPROUSE, DORIS W. SPROUSE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS.

NOTICE IS HEREBY GIVEN 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. Sprouse 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 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED 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 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 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

SECOND INSERTION

**CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FL. CIVIL ACTION  
Case No: 24-CA-006179

MARIA P. RIZZI and ENZO RIZZI, Plaintiffs, vs.  
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN HUNTEN, DECEASED, UNKNOWN HEIRS, BENEFICIARIES AND DEVISEES OF THE ESTATE OF JOHN HUNTEN, LORA BROOKS A/K/A LORA HUNTEN, GEORGETTA E. LEWIS A/KA/ GEORGETTA E. HUNTEN, AS GUARDIAN FOR THE MINOR CHILDREN OF JOHN HUNTEN, DECEASED, and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN HUNTEN, DECEASED, Defendants.

NOTICE IS GIVEN that, pursuant to the Order of Final Judgment and Order Rescheduling entered in this cause in the Circuit Court of Lee County, Florida, beginning at 9:00 am at www.lee.realforeclose.com on February 19, 2026 in accordance with chapter 45 Florida Statutes, I will sell the property situated in Lee County, Florida, described as:

LOTS 7, the West 1/2 of Lot 8 and the North 10 feet of Lot 6, MCCLAIN SUBDIVISION, according to the plat thereof recorded in lat Book 10, Page 57, of the Public Records of Lee County, Florida.  
Commonly known as: 2729 Garden Street, North Fort Myers, Florida 33917

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the his pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
Dated this day of 01/20/2026  
Kevin C. Karnes  
Clerk of Court  
(SEAL) By: N Wright-Angad  
Deputy Clerk  
January 23, 30, 2026 26-00317L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 25-CA-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 is the Plaintiff and CYNTHIA L. FOSHEE; MARCUS W. FOSHEE; SEVEN LAKES ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on February 12, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 205 OF SEVEN LAKES BUILDING NO. 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 654, PAGE 731 AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property Address: 1740 PINE VALLEY DR, FORT MYERS, FL 33907

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

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-004538

PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.  
GERARD M. SCANLON AND FRANCES K. SCANLON, Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 12, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:  
Unit Week No. 48 in Condominium Parcel Number 1912 of PLANTATION HOUSE, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1970 at Page 43, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

WITNESS my hand and official seal of said Court this 01/15/2026

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
2364 Fruitville Road  
Sarasota, FL 34237  
service@michaelbelle.com  
49092 / 1-26985  
January 23, 30, 2026 26-00304L

SECOND INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-CA-001353

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.  
CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on January 13, 2026, and the Final Judgment of Foreclosure entered on October 20, 2025, in Case No. 25-CA-001353 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and : CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, CATALINA LINDO GEORGE A/K/A CATALINA LINDO GEORGE KIRKPATRICK, JENNIFER MARIE KIRKPATRICK, KENNETH LINGLEY, SUE LINGLEY, UNKNOWN HEIRS OF BRIAN RAYMOND KIRKPATRICK A/K/A BRIAN R. KIRKPATRICK, and AQUA FINANCE, INC are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 5th day of March, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 15 AND 16, BLOCK 3779, UNIT 51, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 2, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Also known as 2228 NW 7TH TER, CAPE CORAL, FL 33993 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.  
Dated: 01/15/2026

Kevin Karnes  
Clerk of Court, Lee County  
(SEAL) By: T Mann  
Deputy Clerk of Court  
January 23, 30, 2026 26-00302L

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-006371

HURRICANE HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.  
LORI ANN KEENE, Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 19, 2026, at 9:00 A.M. via electronic sale at www.lee.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. 36 & 37 in Condominium Parcel 112 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 01/16/2026

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
2364 Fruitville Road  
Sarasota, FL 34237  
service@michaelbelle.com  
49379, 49780 / 11-20317, 11-20318  
January 23, 30, 2026 26-00310L

## --- ACTIONS / SALES ---

## SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

**Personal Representative:**  
/s/ Stephen Trimper  
STEPHEN TRIMPER  
267 S Villa Avenue  
Villa Park, IL60181

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

## SECOND INSERTION

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

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

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

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

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

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

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

The date of first publication of this notice is January 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

## 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-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: S.Goodman@SheriffLeeFL.org  
Secondary:  
E.Service@SheriffLeeFL.org  
By: Sarah M. Goodman  
Sarah M. Goodman  
Florida Bar No.: 1058980  
January 23, 30, 2026 26-00340L

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL ACTION  
Case No. 2025-CA-5622

**MEADOWS OF ESTERO CONDOMINIUM, INC., a Florida Not for Profit Corporation, Plaintiff, v.**

**RENE PIERSON, UNKNOWN SPOUSE OF RENE PIERSON, BARCLAYS BANK DELAWARE, AND UNKNOWN TENANT(S)/OCCUPANT(S) Defendants.**

TO: UNKNOWN SPOUSE OF RENE PIERSON

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

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

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

recorded in Official Records Instrument No. 2005000036677, and as amended, Public Records of Lee County, Florida.

Property Address: 21524 Taft Circle, #203, Estero, FL 33928  
You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, G. Tyler Baillargeon, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Blvd, Fort Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this 20th day of January, 2026.

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

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

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL ACTION  
Case No. 2025-CA-5622

**MEADOWS OF ESTERO CONDOMINIUM, INC., a Florida Not for Profit Corporation, Plaintiff, v.**

**RENE PIERSON, UNKNOWN SPOUSE OF RENE PIERSON, BARCLAYS BANK DELAWARE, AND UNKNOWN TENANT(S)/OCCUPANT(S) Defendants.**

TO: RENE PIERSON

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

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

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

recorded in Official Records Instrument No. 2005000036677, and as amended, Public Records of Lee County, Florida.

Property Address: 21524 Taft Circle, #203, Estero, FL 33928  
You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, G. Tyler Baillargeon, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Blvd, Fort Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this 20th day of January, 2026.

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

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

## 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-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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST EARLINE H. GRIMES a/k/a EARLINE HAMILTON GRIMES, DECEASED, Defendants.**

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

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

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

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

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

YOU ARE REQUIRED to file your written defenses, if any, with the Clerk of this Court, Lee County Justice Complex Center, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, on or before February 25, 2026. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

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

DATED at Lee County, Florida, this 16th day of January, 2026.

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

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

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45 (1017 NW 10th Avenue, Cape Coral, Florida 33993)**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 2025-CA-2697

**TRYON STREET ACQUISITION TRUST I, Plaintiff, v. SUMMER INVESTMENT 2 LLC, et. al. Defendants.**

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

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

Lots 16 and 17, in Block 2859, of

Unit 41, Cape Coral Subdivision, according to the plat thereof, as recorded in Plat Book 17, at Pages 2 through 14, inclusive, of the Public Records of Lee County, Florida.

Property Address: 1017 N.W. 10th Avenue, Cape Coral, Florida 33993  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

Dated this 20th day of January 2026.

Kevin C. Karnes  
(SEAL) N Wright-Angad

CLERK OF COURT  
LEE COUNTY, FLORIDA

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

## SECOND INSERTION

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

The administration of the estate of MICHAEL PHILIP DORMAN, deceased, whose date of death was October 8, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center Proper 1700 Monroe Street Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Michelle Dorman

6445 Luzon Ave. NW, APT. 314  
Washington D.C. 20012

**Personal Representative**

Respectfully submitted,  
By: /s/ Shawn Smith  
Shawn Smith, Esq. (FBN: 489492)  
522 S Hunt Club, Suite 328  
Apopka, FL 32703  
Phone: (407) 279-0353- Phone  
Email: ssmith@srhslaw.com  
January 23, 30, 2026 26-00287L

**SAVE TIME**



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
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**Business Observer**

1/23/2026, 4:53