

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2026, the personal property in the below-listed units, which may include but are not limited to household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211
Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

0012 - Mccurrey, David; 0031 - Jeskey, Paul; 0102 - Ventura, Luis; 0165 - Rodriguez, keiby; 0207 - Rose-Swan, Pamela; 0235 - Zero The Hero THEHERO, Zero; 0326 - Jeskey, Paul; 0593 - Elliott, Reginald; 0661 - Canady, Tronda; 0736 - Rennie, Jacob; 0768 - Harrison, Martin; 0850 - Wade, Trip; 0969 - Jones, Braxton; 1304 - Duran, Daniela; 1306 - Murdoch, Jacqueline; 1323 - Edwards Jr., Wade; RV1113 - Murdoch, Jacqueline

PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721
Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

0013G - Levesque, Barbara; 0018D - MCARTHUR, BRUCE; 0102E - DOONAN, MARYA; 0191E - Duffield, Marion Keary; 1002G - Nixon, Jeffery; 1110 - Law Office of Gayle Sarju, PA Sarju, Gayle; 1168 - TONGE, SALOME; 3006G - Welsh, Heather; 4028G - Green, Ron

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489
Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

035 - Gavin, Eric; 094 - watson, antonetta; 102 - Sells, Alisia; 107 - Ziegler, Robin; 111 - brownlow, Desiree; 115 - Forrest Jr., Wayne; 199 - Mojica, Evaristo; 213 - Feliciano, Evaristo; 223 - Aguirre, Nestor; 256 - Peoples, Shermekia; 335 - Aponte, Rosa M; 383 - Jensen, Adam; 398 - Bordeaux, April; 474 - Lee, Yvette; 482 - Affordable Dentures Albany, Arnette; 506 - palmer, Christopher

PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635
Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

A118 - Wells, Antoinette; B306 - Orlandini Development LLC Orlandini, Joseph B; C418 - Hermance Jr., Robert; C425 - powers, Kathy; D519 - Cox, Ballard; E652 - Adams, Robert; E660 - Cox, Ballard

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571
Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

2041 - Peacock Organic Ranch Llc Misch, Cheryl; 2125 - Hedman, Stewart; 3041 - Jones, Callie; 3068 - Bergeron, John

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897
Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

B002 - Erwin, Shahna; B029 - Boden, James; B058 - Bessard, Jimmy; C005 - Thomas, Bridgette; D045 - Rosales, Gregory; E031 - Coello, Danny; E042 - Silva, Angelica Rivero De; E069 - Acosta Herrera, Yunior Alfonso; E070 - Delfino, John; F008 - Olsen, Patty; F035 - Martin, Russell; F046 - Arce, Carlos; F056 - Olibo, Jerry; G007 - Dolores, Deyanira Fresnedo; G017 - Nicholas, Nelson

PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811
Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

A003A - Michel, Claude; C035 - dominguez, ines; C054 - Cyr, Pam; D094 - Reames, Mia; D135 - Robinson, Katwila; E156 - roldan, xiomara; F192 - Lewis, Jeffery; F208 - Ruiz, Felix; F219 - WALKER, NATHALIE; I351 - askew, William; J360 - banks, Donte; K420 - Moulton, Stephanie; K426 - Begeman, Justin; L006B - Womack, Nicole; L455 - Wells, Sara; M530 - Mr Hankys Customs Hanko, Kevin

PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200
Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

1047 - Boling, Christopher; 1086 - Mendez, Alexis; 111037 - Lyons, Paul; 1113 - Suthard, Frances; 1114 - barbour, Robin; 2126 - Barnes, Dennis; 2220 - Doerr, Robert; 3000 - Douglas, Brooke; 3035 - Robinson, Sherry; 3085 - O'Neill-Boisvert, Stephenie; 3113 - Weeks, Amanda; 3137 - bassi, Michael; 3142 - Mowbray, Carolyn; 3220 - Thomas, Stephanie; 3226 - Belcastro, Rebecca

PUBLIC STORAGE # 77904, 1607 Diplomat Pkwy E, Cape Coral, FL 33909, (239) 785-2923
Time: 01:15 PM

Sale to be held at www.storagetreasures.com.

1024 - Jennings, Travian; 1058 - Woytik, Richard; 2169 - Oram, Ashley
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

February 6, 13, 2026 26-00447L

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534
Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

1091 - papasodero, Vito; 1174 - jean, Franklin; 1183 - Adams, Andre; 1201 - Cootware-Williams, Tiffany; 1239 - hung, Yuri Alonso; 1253 - Torres, Johnathan; 1276 - Ward, Martha; 2014 - Watson, Alfreda; 2035 - pascual, trevino; 2038 - Carmona, Abel; 2049 - Rodriguez, Angel; 2050 - Attwood, Staci; 2054 - Kirker, Jacqueline; 2202 - bright, Kaiya; 2309 - James, Patricia; 3045 - tatlock, Ashlee; 3047 - Cootware-Williams, Tiffany; 3056 - Roberts, Duwayne; 3057 - johnson, Autumn; 3080 - Izidor, Paulo; 3125 - jimenez, Christian; 3137 - Regis, Cherlie; 3143 - toles, Spencer; 3210 - Dunkley, Neckeshia; 3226 - Krause, Stephen

PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447
Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

1099 - Douglas-Rose, Charles; 1153 - Gomes, Joao; 2007 - williams, Sean; 2051 - Murgia, Diego; 2053 - Rivera, Ezequiel; 2055 - Jestes, James; 2057 - Johnson, Jeffrey; 2084 - Owens, Trellany; 2287 - Gilbert, Andrew; 2337 - Garcia, Xynthia; 2365 - Duversaint, Rose Leinova; 2372 - Juan, Tomas

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

February 6, 13, 2026 26-00448L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-0233 Division Probate IN RE: ESTATE OF SANDRA A. FIKE Deceased.

The administration of the Estate of SANDRA A. FIKE, deceased, whose date of death was June 20, 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 Co-Personal Representatives and the Co-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.

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 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 Right 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 February 6, 2026.

Co-Personal Representatives:
CRAIG W. FIKE

c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135

DAVID A. FIKE

c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135

KAREN A. BRYANT

c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135

Attorney for Personal Representatives:
HOWARD M. HUJSA, ESQ.

Florida Bar No. 0979480
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135

February 6, 13, 2026 26-00485L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 2/24/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Trey Link unit #102. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
February 6, 13, 2026 26-00449L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 2/24/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Barbara Dean unit #00520; Kathryn Moultrie unit #3207. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
February 6, 13, 2026 26-00450L

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELFSTORAGE

at
22776 S. Tamiami Trail
Estero, FL 33928
will sell the contents of the following units to satisfy a lien to the highest bidder on February 25, 2026 by 11:00AM at **WWW.STORAGETREASURES.COM** All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.
Unit #20 Michael Pastore
February 6, 13, 2026 26-00451L

FIRST INSERTION

Fictitious Notice Notice

Notice is hereby given that Susan Kl-emenz Moran desiring to engage in business under the fictitious name "Signature Estates And Advisory International, LLC" located at 9106 Links Dr Fort Myers, FL 33913 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.
February 6, 2026 26-00452L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No: 26-CP-000182 IN RE: ESTATE OF DENNIS D. MOORE Deceased

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

The Administration of the estate of DENNIS D. MOORE File No. 26-CP-000182 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 address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their

FIRST INSERTION

CAPE CORAL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT Notice of Public Meeting

The Board of Supervisors of Cape Coral Town Center Community Development District will hold its regular Board Meeting on Tuesday, February 17, 2026, at 11:00 a.m. at Northwest Regional Library, Meeting Room B (NW), 519 Chiquita Blvd., N. Cape Coral, FL 33993.

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. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando 32817, (407) 723-5900, during normal business hours, or from the District's website <http://cc-cdd.com/>.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 this same 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 to be based.

Jane Gaarlandt
District Manager
February 6, 2026 26-00459L

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 Potter Signature Care located at 3920 Via Del Rey, Suite 1 in the City of Bonita Springs, Lee, FL 34134 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of January, 2026
Potter Homes, Inc.
Nathan Johnson
February 6, 2026 26-00477L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Zehner's Florida Fresh, located at 6792 Autumn CT, in the City of North Fort Myers, County of Lee, State of FL, 33903, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 30 of January, 2026.
Clayton Robert Zehner
6792 Autumn CT
North Fort Myers, FL 33903
February 6, 2026 26-00481L

FIRST INSERTION

NOTICE OF PUBLIC SALE at

The Lock Up Self Storage
12700 University Dr
Fort Myers, FL 33907
Will sell the contents of the following units to satisfy a lien to the highest bidder on February 25th, 2026 by 10:30am at **WWW.STORAGETREASURES.COM** All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.
Unit 2317: Chrystal Thomas, Totes, Boxes, Chairs, Tables, Shelves, Lamps, Bicycles, Tool Box, Garden Tools, Wall Décor, Dolly, Clothes, Beach Items; Unit 3113: George Flinton IV, Boxes, Totes, Luggage, Clothes, Couch, Speakers, Halloween Decorations, Nightstand, Bicycles, Cooler, Furniture; Unit 3411: George Flinton IV, Boxes, Kitchen Item, Rolling Cart; Unit 3711: Cheryl Pantone, Boxes, Totes, Clothes, Luggage, Toys
February 6, 13, 2026 26-00492L

FIRST INSERTION

NOTICE OF PUBLIC SALE at

The Lock Up Self Storage
5500 Timmers Lane
Lehigh Acres FL 33971
Will sell the contents of the following units to satisfy a lien to the highest bidder on February 25, 2026 by 10:00 am at **WWW.STORAGETREASURES.COM** All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 1077-Rogelio Arreguin-New in box, windows and doors, new breaker box
Unit 2066-Vivian Santos-Commercial meat slicer, window a/c, home décor, fishing poles, misc totes
Unit 2152-Sheila Jones-Mattress and box spring sets, tv, dresser, fish tank, luggage
Unit 3131-Tramisha McGee-Assorted totes, shelving, assorted boxes, home décor, sewing machine, chain saw
Unit 3177-Frederick Crumbly-Shoes, totes, tv, household items
Unit 3220-Barbara Johnson-Mattresses, box spring, end tables, foot stool
February 6, 13, 2026 26-00506L

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 CrossFit Babcock Ranch ENG located at 3905 Southwest 26th Court in the City of Cape Coral, Lee, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of February, 2026
Dale Suslick
February 6, 2026 26-00513L

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 Caffè da Michele Osteria located at 10801 in the City of Estero, Lee,

FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of January, 2026
BROMBE LLC
MICHELA MAISANO
February 6, 2026 26-00453L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0596
Division Probate
IN RE: ESTATE OF
TAMARA S. LOVE
Deceased.

The administration of the estate of Tamara S. Love, deceased, whose date of death was April 7, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., 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. 732.221, 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 February 6, 2026.

Personal Representative:

Tameika Love

4733 Hunters Green Drive
Fort Myers, Florida 33905

Attorney for Personal Representative:

Joshua A. Grant, Attorney

Florida Bar Number: 1002763

vonBriesen & Roper, s.c.

3555 Kraft Road, Ste 402

Naples, FL 34105

Telephone: 239-414-3010

Fax: 239-414-3301

E-Mail: Joshua.grant@vonbriesen.com

Secondary email:

jennifer.stoneburner@vonbriesen.com

February 6, 13, 2026 26-00462L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3430
Division Probate
IN RE: ESTATE OF
MARGARET HELENE SCHANKIN
Deceased.

The administration of the estate of Margaret Helene Schankin, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. 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.

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 February 6, 2026.

Personal Representative:

Anthony Palmerio

15150 Tamiami Trail N, Apt 244

Naples, Florida 34110

Attorney for Personal Representative:

Abigail M. Lyons, Esq., Attorney

Florida Bar Number: 1040206

Lyons & Lyons, PA.

27911 Crown Lake Boulevard Ste 201

Bonita Springs, FL 34135

Telephone: (239) 948-1823

Fax: (239) 948-1826

E-Mail: abbylyons@lyons-law.com

Secondary E-Mail:

gzamora@lyons-law.com

February 6, 13, 2026 26-00456L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIR-
CUIT IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-000172
IN RE: THE ESTATE OF
STEPHEN GEORGE GIBBS A/K/A
STEPHEN G. GIBBS,
Deceased.

The administration of the Estate of Stephen George Gibbs a/k/a Stephen G. Gibbs, deceased, whose date of death was November 15, 2025, File Number 26-CP-000172, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Lee County, Probate Division, 1700 Monroe Street, 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, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, 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.

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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes.

The date of first publication of this notice is February 6, 2026.

Personal Representative

LINDA MARIE GIBBS,

Personal Representative

5627 Baltusrol Court,

Sanibel, FL 33957

Attorney for Personal Representative

Kurt D. Zimmerman, Esq.

Attorney for Personal Representative

Florida Bar No. 993166

Zimmerman & Associates, P.A.

699 N. Federal Highway, Suite 300

Fort Lauderdale, FL 33304

Telephone: (954) 202-7761

Email: kurt@zimmermanlaw.com

February 6, 13, 2026 26-00457L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT OF THE TWEN-
TIETH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003716
IN RE: THE ESTATE OF:
GILDA SAMMARCO
Deceased.

The administration of the estate of GILDA SAMMARCO, deceased, whose date of death was October 7, 2025, is pending in the Circuit Court of 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 WITHIN THE LATER OF THREE 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 this decedent and other persons having claims or demands against the decedent's estate must file their claims with the court WITHIN THREE 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.

NOT WITHSTANDING 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 February 6, 2026.

Personal Representative:

Denise Sammarco

5421 SE Bulman Ave

Port Orchard, WA 98366

Attorney for Personal Representative:

WESLEY T. MATHIEU, ESQ.

sklawyers, pllc

1314 Cape Coral Pkwy E. Ste. 320

Cape Coral, FL 33904

Telephone: (239) 772-1993

Email: wmathieu@sklawyers.net

Florida Bar No. 116222

February 6, 13, 2026 26-00464L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000198
IN RE: ESTATE OF
AUGUSTO VILLALON
Deceased.

The administration of the estate of Augusto Villalon, deceased, whose date of death was October 8, 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. 732.221, 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 February 6, 2026.

Personal Representative:

Augusto Villalon, Jr.

5132 Mustang Trail

Plano, TX 75093

Attorney for Personal Representative:

/s/ Lance 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:

hillaryh@omplaw.com

February 6, 13, 2026 26-00460L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-252
Division Probate
IN RE: ESTATE OF
PATRICIA MARY STEVENSON
A/K/A PATRICIA M. STEVENSON
Deceased.

The administration of the estate of Patricia Mary Stevenson a/k/a Patricia M. Stevenson, deceased, whose date of death was October 5, 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. 732.221, 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 February 6, 2026.

Personal Representative:

Lyn A. Sengstock

814 SE 46th Street, Apt 1G

Cape Coral, Florida 33904

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

February 6, 13, 2026 26-00463L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-181
Division Probate
IN RE: ESTATE OF
RICHARD CHARLES LAVELLE
A/K/A RICHARD C. LAVELLE
A/K/A CASEY LAVELLE
Deceased.

The administration of the estate of Richard Charles LaVelle a/k/a Richard C. LaVelle a/k/a Casey LaVelle, deceased, whose date of death was June 15, 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 February 6, 2026.

Personal Representative:

John Paul Lavelle

a/k/a John P. LaVelle

178 Sonny Lane

Hamlet, North Carolina 28345

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

February 6, 13, 2026 26-00483L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003418
IN RE: ESTATE OF
IONA HOPE REYNOLDS,
Deceased.

The administration of the estate of IONA HOPE REYNOLDS, deceased, whose date of death was October 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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 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 people 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.

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 732.221.

The date of first publication of this notice is February 6, 2026.

TERESA FARABEE,

Personal Representative

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

TS No: 128145-FL APN: 10097323 **NOTICE OF DEFAULT AND FORECLOSURE SALE** WHEREAS, on 4/14/2008, a certain Mortgage Deed of Trust was executed by JOSE E. MUNOZ, AN UNMARRIED MAN as trustor in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B. as beneficiary, and was recorded on 4/25/2008, as Instrument No. 2008000110250, in the Office of the Recorder of Lee County, Florida; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 2/28/2018, recorded on 3/13/2018, as instrument number 2018000059531, in the office of Lee County, Florida; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 1/20/2026 is \$335,064.13; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on 9/27/2024, as Instrument No. 2024000269143, notice is hereby given that on 3/5/2026 at 11:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: LOTS 33 AND 34, BLOCK 275, CAPE CORAL SUBDIVISION, UNIT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 7 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Commonly known as: 4143 COUNTRY CLUB BLVD., CAPE CORAL, FL 33904 The sale will be held at: Outside the south entrance of the Lee County Clerk of Court located at 2075 Dr. Martin Luther King Jr. Boulevard, Ft. Myers, Florida Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$340,206.06. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$34,020.61. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$34,020.61 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: 1/20/26 ALDRIDGE PITE, LLP Foreclosure Commissioner By: Anhara Verdusco Title: Foreclosure Assistant 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Phone: (858) 750-7777 Fax No: (858) 412-2705
TS Number: 128145-FL
February 6, 13, 20, 2026 26-00458L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-000259
IN RE: ESTATE OF
BARRY LOHMEYER STOUT
a/k/a BARRY L. STOUT,
Deceased
The administration of the estate of Barry Lohmeyer Stout a/k/a Barry L. Stout, deceased, whose date of death was November 13, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal 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 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. 732.221, 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 February 6, 2026.
Personal Representatives:
Anne Stout Hughes
139 E. Tallulah Drive
Greenville, South Carolina 29605
Barry Stout Kaminer
P.O. Box 11585
Atlanta, Georgia 30355
Attorney for Personal Representatives:
Linda D. Hartley
Florida Bar Number: 0951950
111 Ward Henderson
101 E. Kennedy Boulevard,
Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: Linda.Hartley@hwlaw.com
Secondary: probate.efile@hwlaw.com
21868102
February 6, 13, 2026 26-00486L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 25-CA-005332
MIDFIRST BANK
Plaintiff, v.
RUBY R RODRIGUEZ, ET AL.
Defendants.
TO: BRANDON L AGUILAR,
Current residence unknown, but whose last known address was:
9776 BAY HARBOR CIR APT 203,
FORT MYERS, FL 33919-5753
AND
RUBY R RODRIGUEZ,
Current residence unknown, but whose last known address was:
9776 BAY HARBOR CIR APT 203,
FORT MYERS, FL 33919-5753
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida, to-wit:
LOTS 6 AND 7, BLOCK 5893,
CAPE CORAL UNIT 92, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 26 THROUGH 34, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, 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 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.
WITNESS my hand and seal of the Court on this 3rd day of February, 2026.
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Shoap
Deputy Clerk
eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716,
100001149
February 6, 13, 2026 26-00515L

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-006467
PennyMac Loan Services, LLC
Plaintiff, vs.
Matthew Breault; Unknown Spouse of Matthew Breault; United States of America on behalf of the Secretary of Housing and Urban Development
Defendants.
TO: Matthew Breault and Unknown Spouse of Matthew Breault
Last Known Address: 1509 SW 29th St., Cape Coral, FL 33914
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida:
LOTS 47 AND 48, BLOCK 3200, CAPE CORAL SUBDIVISION, UNIT 66, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 2 THROUGH 26, 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 01/29/2026.
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-F02869
February 6, 13, 2026 26-00471L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3824
Division Probate
IN RE: ESTATE OF
CONSTANCE L. PHILLIPS
Deceased.
The administration of the estate of Constance L. Phillips, deceased, whose date of death was October 29, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.
The date of first publication of this notice is February 6, 2026.
Personal Representative:
Bethany A. Linton
860 N. Knight Rd.
Essexville, MI 48732
Attorney for Personal Representative:
Tasha A. Warnock, Esq.
Attorney for Personal Representative
Florida Bar Number: 116474
The Warnock Law Group
6843 Porto Fino Circle
Fort Myers, FL 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail: service@warnocklawgroup.com
Secondary E-Mail: twarnock@warnocklawgroup.com
February 6, 13, 2026 26-00495L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-75
IN RE: ESTATE OF
CLARA E. BELLUCCI
Deceased.
The administration of the estate of Clara E. Bellucci, 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, FL 33902. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the 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 February 6, 2026.
Personal Representatives:
Alfred C. Bellucci
6685 Lime Kiln Road
Slatington, PA 18080
Victoria M. Robinson
1741 Boulder Avenue
Crescent City, California 95331
Attorney for Personal Representatives:
James E. Kerr, Attorney
Florida Bar Number: 0521728
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard,
Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: james.kerr@henlaw.com
Secondary E-Mail: denise.edwards@henlaw.com
February 6, 13, 2026 26-00496L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-3970
Division Probate
IN RE: ESTATE OF
LINDA K. LEARY A/K/A LINDA KELLERMAN LEARY,
Deceased.
The administration of the estate of LINDA K. LEARY a/k/a LINDA KELLERMAN LEARY, deceased, whose date of death was July 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, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, 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 February 6, 2026.
Personal Representative:
JENNIFER DUER
c/o Joseph A. Stusek, Esq.
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N, Ste. 400
Naples, Florida 34103
Attorney for Personal Representative:
JOSEPH A. STUSEK, ESQ.
Florida Bar No. 126378
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N, Ste. 400
Naples, Florida 34103
Telephone: (239) 262-8311
E-mail Addresses: jstusek@cl-law.com, msmith@cl-law.com
9226299.1.docx 2/2/2026
February 6, 13, 2026 26-00497L

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-300
IN RE: ESTATE OF
CRAIG A. MITCHELL
Deceased.
The administration of the Estate of CRAIG A. MITCHELL, deceased, whose date of death was January 18, 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 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 February 6, 2026.
LYNDA MITCHELL
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
February 6, 13, 2026 26-00498L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000247
IN RE: ESTATE OF
RONNIE LEE TAPE
Deceased.
The administration of the estate of RONNIE LEE TAPE, deceased, whose date of death was MARCH 3, 2021, 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.
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: February 6, 2026.
Signed by: Brittney Rice
BRITTNEY RICE
Personal Representative
3236 Forum Blvd.
Ft. Myers, FL 33905
/s/ Susan M. Larned
Susan M. Larned, Esq.
Attorney for Personal Representative
Florida Bar No. 1011025
The Larned Law Group, P.A.
12734 Kenwood Lane, Suite 39
Ft. Myers, FL 33907
Telephone: 239-202-2881
Email: susan@larnedlegal.com
February 6, 13, 2026 26-00504L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com



--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-0178
IN RE: ESTATE OF
MARIETTA J. JAYNE,
a/k/a MARIETTA JONAS JAYNE,
Deceased.

The administration of the estate of Marietta J. Jayne, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street. 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 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 February 6, 2026.

H. Martin Jayne
Personal Representative
22190 Little Trail
Kirksville, Missouri 63501
Nicole R. Cook, Esq.
Attorney for Personal Representative
Florida Bar Number: 124945
SIMMONS & COOK, PLLC
2080 McGregor Blvd.,
Suite 101
Fort Myers, FL 33901
Telephone: (239) 204-9376
Fax: (239) 204-9378
E-Mail: Nicole@lawswfl.com
Secondary E-Mail:
Victoria@lawswfl.com
February 6, 13, 2026 26-00503L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
File No. 26-CP-0178
Division: Probate
IN RE: ESTATE OF
ROBERT F. WILLIS
Deceased.

The administration of the estate of Robert F. Willis, deceased, whose date of death was July 5, 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. 732.221, 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 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 February 6, 2026.

Personal Representative:
Nancy S. Willis
2619 Forum Blvd., Apt. 352
Fort Myers, Florida 33905
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 & 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
February 6, 13, 2026 26-00505L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000231
Division: Probate
IN RE: ESTATE OF
PAULA CLARE PRAJZA,
Deceased.

The administration of the Estate of Paula Clare Prajza, deceased, whose date of death was September 9, 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 the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The 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 the surviving spouse or a beneficiary as specified under Section 732.221.

The date of first publication of this Notice is February 6, 2026.

Personal Representative:
Erika Magdalena Prajza
711-1359 Rathburn Road East
Mississauga, Ontario L4W 5P7
Canada
Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
Schoenfeld Kyle & Associates LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
4912-2840-4358, v.1
February 6, 13, 2026 26-00509L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-006460
DATA MORTGAGE INC., DBA
ESSEX MORTGAGE,
Plaintiff, vs.

ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF DARCY JO JOHNSON,
DECEASED; KALDIYA A.
JOHNSON BERSET; NICOLE
DOMINIQUE WATKINS, LEGAL
GUARDIAN OF JEANAYA
MARIE JOHNSON, A MINOR;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.,
ACTING SOLELY AS A NOMINEE
FOR PRIMARY RESIDENTIAL
MORTGAGE, INC.; MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC. ACTING SOLELY
AS NOMINEE FOR PINNACLE
FINANCIAL CORPORATION
D/B/A TRI STAR LENDING
GROUP; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDI-
TORS, DEVISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER PARTI-
ES CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF DARCY JO JOHN-
SON, DECEASED
(LAST KNOWN ADDRESS)
273 KINGSTON DRIVE
FORT MYERS, FLORIDA 33905

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

LOT 43, BLOCK 1, RUSSELL
PARK, ACCORDING TO THE
PLAT THEREOF, AS RECORDED
IN PLAT BOOK 6, PAGE 12,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA,
a/k/a 273 KINGSTON DRIVE,
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 Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 is 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.

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 3rd day of February, 2026.

KEVIN C. KARNES
As Clerk of the Court
(SEAL) By K Shoap
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
25-00704 ESX
February 6, 13, 2026 26-00514L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-283
Division Probate
IN RE: ESTATE OF
MARY SUZANNE GLADIS
A/K/A MARY S. GLADIS
F/K/A MARY S. CHUPAK
Deceased.

The administration of the estate of Mary Suzanne Gladis a/k/a Mary S. Gladis f/k/a Mary S. Chupak, deceased, whose date of death was December 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, Florida 33902. The names and addresses of the co-personal representatives and the co-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 SEC-

TION 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 February 6, 2026.

Co-Personal Representatives:
Melissa S. Metzger
1351 Chalon Ln.
Fort Myers, Florida 33919
Jodi M. Anderson
24525 Sailfish St.
Bonita Springs, Florida 34134
Attorney for Co-Personal
Representatives:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLLC
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
February 6, 13, 2026 26-00511L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-003658
Division: Probate
IN RE: ESTATE OF
THOMAS B. GILLIS, SR.,
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 Thomas B. Gillis, Sr., deceased, File Number 25-CP-003658, 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 August 9, 2025; that the total value of the Estate is \$42,483.51; and that the names and addresses of those to whom it has been assigned by such Order are:

Name	Address
------	---------

Thomas B. Gillis, Jr., as Trustee of the Thomas B. Gillis, Sr. Revocable Trust, dated March 8, 1991
27201 Moody Rd.
Los Altos Hills, CA 94022

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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 or Cu-

rator 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 the surviving spouse or a beneficiary as specified under Section 732.221.

The date of first publication of this Notice is February 6, 2026.

Person Giving Notice:
Thomas B. Gillis, Jr., Petitioner
Attorney for Person Giving Notice:
Kevin A. Kyle, Attorney
Florida Bar Number: 980595
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
4911-0010-3537, v.1
February 6, 13, 2026 26-00494L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000212
Division Probate
IN RE: ESTATE OF
GERALDINE J. BRALEY
Deceased.

The administration of the estate of Geraldine J. Braley, 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 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 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 February 6, 2026.

Personal Representative:
Signed by: Michael S. Braley
Michael S. Braley
9728 Winton Hills Lane
Cincinnati, Ohio 45215
Attorney for Personal Representative:
/s/ Nicholas Grimaudo
NICHOLAS GRIMAUDO
E-mail Addresses:
nicholasg@jpfirm.com,
erikam@jpfirm.com
Florida Bar No. 71893
Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Place Blvd., Suite 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
February 6, 13, 2026 26-00510L

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-004797
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
ADALBERTO A. GAONA AKA
ADALBERTO GAONA, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 30, 2025, and entered in 25-CA-004797 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ADALBERTO A. GAONA A/K/A ADALBERTO GAONA; UNKNOWN

SPOUSE OF ADALBERTO A. GAONA A/K/A ADALBERTO GAONA NKA ELIZABETH GAONA; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ONEMAIN FINANCIAL GROUP, LLC 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 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 31, UNIT 8,
SECTION 35, TOWNSHIP 44
SOUTH, RANGE 27 EAST, LE-
HIGH ACRES, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
15, PAGE 52, OF THE PUBLIC
RECORDS OF LEE COUNTY
FLORIDA.

Property Address: 203 HAMIL-
TON AVE, LEHIGH ACRES, FL
33936

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

Dated this 01/30/2026
Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk
Submitted by: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue,
Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
25-328392 - 2026
February 6, 13, 2026 26-00489L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-006190
CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.

UNKNOWN PERSONAL
REPRESENTATIVE OF THE
ESTATE OF THE ESTATE OF
ROSETTA M.
SANDERS-CLIFFORD A/K/A
ROSETTA SANDERS-CLIFFORD
A/K/A ROSETTA MCMILLAN
CLIFFORD A/K/A ROSETTA
MCMILLAN A/K/A ROSETTA
MCMILLAN SANDERS A/K/A
ROSETTA SHERROD, DECEASED;
RODNEY MCMILLAN; ROSE MAE
HARRIS; VERA MOORE;
BRITTANY JOSSIRIN;
ELLENDAN SHERROD-JONES;
LAMILLE JOSSIRIN; DARREN
MCMILLAN; LAROUNA
PINCKNEY-MAYBIN;
ALEXANDER CLIFFORD; EARTH
JEROME MOORE; UNITED
STATES OF AMERICA ON
BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT,
Defendant(s).
TO: Unknown Personal Representative

of the Estate of the Estate of Rosetta M. Sanders-Clifford a/k/a Rosetta Sanders-Clifford a/k/a Rosetta McMillan Clifford a/k/a Rosetta McMillan a/k/a Rosetta McMillan Sanders a/k/a Rosetta Sherrod, deceased
23030 Avenue A
Alva, Florida 33920
Larouna Pinckney-Maybin
Residence Unknown
Vera Moore
Residence Unknown

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

LOTS 9 AND 10, BLOCK 3,
CHARLESTON PARK SUB-
DIVISION, ACCORDING TO
THE MAP OR PLAT THEREOF
ON FILE AND RECORDED IN
PLAT BOOK 8, PAGE 44, PUB-
LIC RECORDS OF LEE COUN-
TY, FLORIDA.
Street Address: 23030 Avenue
A, Alva, Florida 33920

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice

and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on February 3, 2026.
Kevin C. Karnes
Clerk of said Court
(SEAL) By: K Shoap
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400451
February 6, 13, 2026 26-00507L

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 25-CA-002608
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, vs.
TERRELL LANE BURDETTE A/K/A TERREL BURDETTE; UNKNOWN SPOUSE OF TERRELL LANE BURDETTE A/K/A TERREL BURDETTE; AMANDA MORTON; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
DEFENDANTS.
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 28th day of January, 2026, and entered in Case No. 25-CA-002608, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and TERRELL LANE BURDETTE A/K/A TERREL BURDETTE, UNKNOWN SPOUSE OF TERRELL LANE BURDETTE A/K/A TERREL BURDETTE, AND AMANDA MORTON 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 30th day of April, 2026, the following described property as set forth in said

Final Judgment, to wit:
 Lot 9, Block 49, LEHIGH ACRES, UNIT 5, Section 2, Township 44 South, Range 26 East, according to the plat as recorded in Plat Book 15, Page 59, of 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 01/29/2026

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
 25FL373-0243
 February 6, 13, 2026 26-00475L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION: Ft. Myers
CASE NO.: 25-CA-005346
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MERCEDES A. BENEDETTI; COUNTRY CLUB ESTATES ASSOCIATION OF LEHIGH ACRES, INC.; GOODLEAP, LLC; NICOLAS A. VANZULI; 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 February, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 28, BLOCK 19, COUNTRY CLUB ESTATES, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 104 THROUGH 115, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 PROPERTY ADDRESS: 1400 ARCHER ST, LEHIGH ACRES, FL 33936
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 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 2.516
 eservice@decubaslewis.com
 25-03308
 February 6, 13, 2026 26-00454L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-004018
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-2,
Plaintiff, vs.
JOE T. PRENDOTA; STACEY PRENDOTA F/K/A STACEY L. WRIGHT; UNKNOWN SPOUSE OF JOE T. PRENDOTA; UNKNOWN SPOUSE OF STACEY PRENDOTA F/K/A STACEY L. WRIGHT; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al.,
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated January 27, 2026 nunc pro tunc to January 22, 2026, entered in Civil Case No.: 25-CA-004018 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-2, Plaintiff, and JOE T. PRENDOTA; STACEY PRENDOTA F/K/A STACEY L. WRIGHT; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A RICHARD MATZ, are

Defendants.
 I will sell to the highest bidder for cash, at www.lee.realforeclose.com, at 9:00 AM, on the 26th day of February, 2026, the following described real property as set forth in said Judgment, to wit:
 LOTS 23 AND 24, BLOCK 2628, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, OF 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 before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.
 WITNESS my hand and the seal of the court on 01/28/2026.
 KEVIN C. KARNES
 CLERK OF THE COURT
 (SEAL) By: T Mann
 Deputy Clerk
 Attorney for Plaintiff:
 Brian L. Rosaler, Esquire
 Popkin & Rosaler, P.A.
 1701 West Hillsboro Boulevard
 Suite 400
 Deerfield Beach, FL 33442
 Telephone: (954) 360-9030;
 Facsimile: (954) 420-5187
 24-51573
 February 6, 13, 2026 26-00455L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 (2913 34th St SW, Lehigh Acres, Florida 33976)
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
Case No. 2025-CA-001603
TRYON STREET ACQUISITION TRUST I,
Plaintiff, v.
FORT MYERS BUILDING, LLC, a/k/a Fort Myers Building et. al.
Defendants.
 Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated January 28, 2026 entered in Case No. 2025-CA-001603 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 FORT MYERS BUILDING, 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 March 12, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:
 Lot 1, Block 49, Replat of Tract

K, Units 5 and 6, Section 12, Township 45 South, Range 26, East, Lehigh Acres, according to the plat thereof as recorded in Plat Book 26, Page 206, of the Public Records of Lee County, Florida.
 Property Address: 2913 34th Street, S.W., Lehigh Acres, Florida 33976

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 Dated this 01/29/2026.
 Kevin C. Karnes
 (SEAL) T Mann
 CLERK OF COURT
 LEE COUNTY, FLORIDA
 by Deputy Clerk
 /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
 February 6, 13, 2026 26-00474L

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-005239
HURRICANE HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
TOM D. EPPLY, ELIZABETH H. SHEARER-EPPLY, DOUGLAS EPPLY, JULIE EPPLY HORNSBY, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST TOM D. EPPLY, Defendant(s).
 NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on February 26, 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. 25 in Condominium Parcel 114 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 01/30/2026
 KEVIN C. KARNES,
 CLERK OF COURT
 (SEAL) By: T Mann
 Deputy Clerk
 Michael J. Belle, Esquire
 Attorney for Plaintiff
 service@michaelbelle.com
 49392 / 11-52555
 February 6, 13, 2026 26-00487L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 25-CA-003703
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, vs.
FLTR LLC, AS TRUSTEE OF THE 1304 ISLAMORADA LAND TRUST; COURTYARD LANDINGS II CONDOMINIUM ASSOCIATION, INC.; PUNTA GORDA ISLES SECTION 22 HOMEOWNERS ASSOCIATION, INC.; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
DEFENDANTS.
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 28th day of January, 2026, and entered in Case No. 25-CA-003703, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FLTR LLC, AS TRUSTEE OF THE 1304 ISLAMORADA LAND TRUST, COURTYARD LANDINGS II CONDOMINIUM ASSOCIATION, INC. AND PUNTA GORDA ISLES SECTION 22 HOMEOWNERS ASSOCIATION, INC. 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 12th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:
 Unit 13, Courtyard Landings

II Condominium, according to plat thereof recorded in Condominium Plat Book 19, page 69, amended in Condominium Plat Book 19, Page 83, and subsequent amendments thereto; and being further described in that certain Declaration of Condominium recorded in Official Records Book 2384, Page 3427, and subsequent amendments thereto, 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 01/29/2026
 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
 23FL373-0516
 February 6, 13, 2026 26-00476L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA,
 GUARDIANSHIP ACTION
18-GA-000191
IN RE: The Guardianship of Violeta Pino
 Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:
 Guardianship of: IN RE: The Guardianship of Violeta Pino, Person Subject to Guardianship
 Case number 18-GA-000191, \$3482.77 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 01/26/2026, on behalf of Violeta Pino.

The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.
 Dated: January 30, 2026
 KEVIN C. KARNES, CLERK OF CIRCUIT COURT,
 Lee County,
 1700 Monroe St.
 Ft. Myers, FL 33901
 By: s/ Karen Dix
 Deputy Clerk
 Feb. 6; Mar. 6, 2026 26-00480L

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
 CIVIL DIVISION
Case #: 25-CA-002506
DIVISION: H
U.S. Bank trust National Association, not in its individual capacity but solely as Trustee for BlueWater Investment Trust 2018-1
Plaintiff, -vs.-
Production Hub LLC, a Wyoming Limited Liability Company; Juan Manuel Serrano; Linda Kay Taylor, as Personal Representative of the Estate of Sandra Jeanne Dunn, deceased; Alex Olivares; A Olivares Construction, Inc.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-002506 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein U.S. Bank trust National Association, not in its individual capacity but solely as Trustee for BlueWater Investment Trust 2018-1, Plaintiff and Production Hub LLC, a Wyoming Limited Liability Company are defendant(s), I, Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash BEGINNING 9:00 A.M. AT WWW.LEE.REALFORECLOSE.COM IN ACCORDANCE WITH CHAPTER 45 FLORI-

DA STATUTES on February 26, 2026, the following described property as set forth in said Final Judgment, to-wit:
 LOT 8, BLOCK 11, PLAT OF UNIT 2, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 281, PAGE 50 AND IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
 Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT
 Lee County, Florida
 (SEAL) T Mann
 DEPUTY CLERK OF COURT
 Submitted By:
 ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 750 Park of Commerce Blvd., Suite 130
 Boca Raton, Florida 33487
 (561) 998-6700
 (561) 998-6707
 25-332792 FC01 FYV
 February 6, 13, 2026 26-00493L

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-004674
PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
FERNANDO GOMES AND ANDREA GOMES,
Defendants.
 NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on March 5, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:
 Unit Week No. 31 in Condominium Parcel Number 1911 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 01/30/2026
 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
 49112, 49113 / 1-84648 & 1-84649
 February 6, 13, 2026 26-00479L

thereto, if any.
 Unit Week No. 39 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 01/30/2026
 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
 49112, 49113 / 1-84648 & 1-84649
 February 6, 13, 2026 26-00479L

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-004542
PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
MARY J. O'NEIL,
Defendant.
 NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on March 5, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:
 Unit Week No. 38 in Condominium Parcel Number 1901 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 01/30/2026
 KEVIN C. KARNES,
 CLERK OF COURT
 (SEAL) By: T Mann
 Deputy Clerk
 Michael J. Belle, Esquire
 Attorney for Plaintiff
 service@michaelbelle.com
 49093 / 1-34109
 February 6, 13, 2026 26-00488L

FIRST INSERTION

NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA,
 PROBATE ACTION
24-CP-003200
IN RE: The Estate of Donna L White
 Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$6,306.00 are being held for Michael Clayton Wells in the registry of the court, deposited per order dated 01/28/2026, IN RE: The Estate of Donna L White, deceased; case number 24-CP-003200.
 The Clerk of the Circuit Court will deposit these funds with the Depart-

ment 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: February 03, 2026
 KEVIN C. KARNES,
 CLERK OF CIRCUIT COURT
 Lee County
 1700 Monroe St.
 Ft. Myers, FL 33901
 By: s/ Christine Strufe
 Deputy Clerk
 Feb. 6; Mar. 6, 2026 26-00502L

What makes public notices in newspapers superior to other forms of notices?
 Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
 Rarely do consumers specifically search online for public notices.

-- SALES --

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-002625

Truist Bank,
Plaintiff, vs.
Hector Reyes Bermudez a/k/a
Hector R. Bermudez; Unknown
Spouse of Hector Reyes Bermudez
a/k/a Hector R. Bermudez,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-002625 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Truist Bank is the Plaintiff and Hector Reyes Bermudez a/k/a Hector R. Bermudez; Unknown Spouse of Hector Reyes Bermudez a/k/a Hector R. Bermudez are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 9:00a.m. on the 26th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 56, UNIT 6,
SECTION 2, TOWNSHIP 45
SOUTH, RANGE 26 EAST,
LEHIGH ACRES, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 15, PAGE(S) 94,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
TAX ID: 02-45-26-L2-
06056.0200

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 01/30/2026

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

Brock & Scott, PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
FLCourtDocs@brockandscott.com
25-CA-002625
February 6, 13, 2026 26-00491L

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-004535

U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
MIKAELA WIELT AND ANDREW
WIELT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in 25-CA-004535 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ANDREW WIELT; MIKAELA WIELT; FLORIDA HOUSING FINANCE CORPORATION; TIME INVESTMENT COMPANY 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 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 23 AND 24, BLOCK
2324, CAPE CORAL UNIT 36,
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 16, PAGE 112, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA.
Property Address: 3021 NE 2ND
AVE, CAPE CORAL, FL 33909

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

Dated this 01/30/2026

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

Submitted by: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-233508 - MaM
February 6, 13, 2026 26-00490L

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-004940

THE SOUTH SEAS CLUB
CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit
corporation,
Plaintiff, vs.
MARTIN GOLDBERG, THE
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, OR OTHER
CLAIMANTS CLAIMING BY,
THROUGH, UNDER OR AGAINST
MARTIN GOLDBERG,
Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on March 5, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 44 in Condo-
minium Parcel Number K of
THE SOUTH SEAS CLUB, a
Condominium according to the
declaration of Condominium
thereof, recorded in Official Re-
cords Book 1480 at Page 970, of
the Public Records of Lee Coun-
ty, Florida, and all amendment
thereto, if any.
A/K/A UNIT 1313, WEEK 44

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 02/02/2026,
KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
49214 / 3-77222
February 6, 13, 2026 26-00500L

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 28th day of May, 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 RE-
CORDED 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 02/03/2026

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

Brock & Scott PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 25-F01606
February 6, 13, 2026 26-00508L

FIRST INSERTION

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

Case No.: 2025-CA-004299

FEDERAL HOME LOAN
MORTGAGE CORPORATION
ASTRUSTEE FOR FREDDIE
MAC SEASONED CREDIT RISK
TRANSFER TRUST, SERIES
2019-3,
Plaintiff, v.
RAUL GARZON, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on March 12, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lots 53 and 54, Block 133, CAPE CORAL UNIT FOUR, PART TWO, according to the plat thereof as recorded in Plat Book 12, Page(s) 13 to 22, inclusive, in the Public Records of Lee Coun-

ty, Florida.
Property Address: 703 Monterey
Avenue, Cape Coral, FL 33904
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS my hand and official seal of this Honorable Court this day of 02/03/2026

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: N Wright-Angad
DEPUTY CLERK
Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
February 6, 13, 2026 26-00517L

FIRST INSERTION

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

Case No.: 24-CA-006133

PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
UNKNOWN PERSONAL
REPRESENTATIVE OF THE
ESTATE OF FRANK VINCENT
SARLEY, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on March 12, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lot 127 of BONAVIE COVE, according to the plat thereof as recorded in Instrument No. 2018000287594, of the Public Records of Lee County, Florida.
Property Address: 10371 Bona-

via Cove Drive, Fort Myers, FL 33966
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS my hand and official seal of this Honorable Court this day of 02/03/2026,

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: N Wright-Angad
DEPUTY CLERK
Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
February 6, 13, 2026 26-00516L

FIRST INSERTION

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

Case No.: 25-CA-000992

EQUITY TRUST COMPANY,
CUSTODIAN FBO DAVID
KEEL IRA and DAVID KEEL AS
TRUSTEE OF THE DAVID D. KEEL
REVOCABLE LIVING TRUST,
Plaintiff, vs.

GABRIELLE MONIQUE MILLS,
AS TRUSTEE OF THE ROBERT
STEVEN MILLS TRUST CREATED
BY THE ANNA MILLS TRUST
DATED NOVEMBER 9, 2012;
ROBERT S. MILLS A/K/A
ROBERT STEVEN MILLS; BELL
VILLA PROPERTY OWNERS
ASSOCIATION, INC.; UNKNOWN
TENANT IN POSSESSION
I; UNKNOWN TENANT IN
POSSESSION II, if alive, and if
dead, the unknown spouses, heirs,
devisees, grantees, assignees,
lienors, creditors, trustees other
persons claiming by, through, under
or against them, or any of them and
all unknown persons,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated December 30, 2025, entered in Civil Case No.: 25-CA-000992 of the Twentieth Judicial Circuit in and for Lee County, Fort Myers, Florida, I will sell to the highest and best bidder of cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of March, 2026 at 9:00 a.m., the following described property as set forth in said Summary Final Judgment, to wit:

Parcel 1:
LOT 117 OF BELL VILLA, AN
UNRECORDED SUBDIVISION
LOCATED IN SECTION
18, TOWNSHIP 47 SOUTH,
RANGE 26 EAST, LEE COUNTY,
FLORIDA, AND MORE
PARTICULARLY DESCRIBED
AS:

A PARCEL OR TRACT OF
LAND LYING IN THE SOUTH-
WEST QUARTER OF SECTION
18, TOWNSHIP 47 SOUTH,
RANGE 26 EAST, LEE COUNTY,
FLORIDA, AND MORE
PARTICULARLY DESCRIBED
AS FOLLOWS:
COMMENCING AT THE
SOUTHWEST CORNER OF
SAID SECTION 18; THENCE
S89°44'31" E FOR 1498.1 FEET;
THENCE N0°01'05" W FOR
392.74 FEET TO THE POINT
OF BEGINNING; THENCE
CONTINUE N0°01'05" W FOR
150 FEET; THENCE EAST
FOR 361.88 FEET; THENCE
S0°01'05" W FOR 150 FEET;
THENCE WEST 361.69 FEET
TO THE POINT OF BEGIN-
NING.

SUBJECT TO A 15 FOOT
ROAD EASEMENT ALONG
THE WESTERLY BOUNDARY
THEREOF.
a/k/a 24898 Trost Boulevard,
Bonita Springs, FL 34135

Parcel 2:
ALL THAT CERTAIN PARCEL
OF LAND SITUATE IN THE
COUNTY OF LEE, STATE OF
FLORIDA, BEING KNOWN
AND DESIGNATED AS FOL-
LOWS:

A LOT OR PARCEL OF LAND
LYING ON THE EAST 1/2 OF
THE SW 1/4 OF THE SE 1/4
OF SECTION 35, TOWNSHIP
43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA,
WHICH LOT OR PARCEL IS
DESCRIBED AS FOLLOWS:
FROM THE SW CORNER OF
SAID FRACTION OF A SEC-
TION, RUN SOUTH 89° 51' 30"
EAST ALONG THE SOUTH
LINE OF SAID FRACTION OF
A SECTION FOR 118.09 FEET;
THENCE RUN NORTH 01°
25' 30" EAST FOR 33.37 FEET
TO THE NORTH RIGHT OF
WAY LINE OF STATE ROAD
NO. S-78 (BAYSHORE ROAD);
THENCE CONTINUE NORTH
01° 25' 30" EAST ALONG THE
CENTERLINE OF A ROAD-
WAY 50 FEET WIDE FOR
97.98 FEET TO A POINT OF
CURVATURE; THENCE RUN
NORTHEASTERLY ALONG
SAID CENTERLINE ALONG
THE ARC OF A CURVE TO
THE RIGHT OF RADIUS
99.79 FEET FOR 73.15 FEET
TO A POINT OF REVERSE
CURVATURE; THENCE RUN
NORTHEASTERLY AND
NORTHERLY ALONG SAID
CENTERLINE ALONG THE
ARC OF A CURVE TO THE
LEFT OF RADIUS 95 FEET
FOR 72.13 FEET TO A POINT
OF TANGENCY; THENCE
RUN NORTH 00° 04' 20"
WEST ALONG SAID CENTER-
LINE FOR 210 FEET TO AN
INTERSECTION WITH THE
NORTHERLY BOUNDARY OF
LANDS CONVEYING BY DEED
RECORDED IN DEED BOOK
193, AT PAGE 136, OF THE
PUBLIC RECORDS OF LEE

COUNTY AND THE POINT
OF BEGINNING OF LANDS
HEREBY CONVEYED; FROM
SAID POINT OF BEGINNING
CONTINUE NORTH 0° 04'
20" WEST ALONG SAID CENTER-
LINE OF SAID ROADWAY
FOR 100.00 FEET; THENCE
RUN NORTH 89° 51' 30"
WEST PARALLEL WITH THE
SOUTH LINE OF SAID SECTION
FOR 175 FEET MORE
OR LESS TO AN INTERSEC-
TION WITH THE WEST LINE
OF SAID FRACTION OF A
SECTION; THENCE RUN
SOUTHERLY ALONG WEST
LINE OF SAID FRACTION OF
A SECTION FOR 100.00 FEET
TO THE NORTHWESTERLY
CORNER OF SAID LANDS
DESCRIBED IN DEED RE-
CORDED IN DEED BOOK
193, AT PAGE 136, OF SAID
PUBLIC RECORDS; THENCE
RUN SOUTH 89° 51' 30"
EAST ALONG SAID NORTH
LINE FOR 175 FEET MORE
OR LESS TO THE POINT OF
BEGINNING. TOGETHER
WITH AND SUBJECT TO THE
HEREINABOVE DESCRIBED
ROADWAY EASEMENT.
BEARINGS HEREINABOVE
MENTIONED ARE FROM
UNIT A, LITTLEGROVES, AC-
CORDING TO PLAT RECORDED
IN PLAT BOOK 9, AT PAGE
12, OF THE PUBLIC RECORDS
OF LEE COUNTY.

A LOT OR PARCEL OF LAND
LYING IN THE EAST 1/2 OF
THE SW 1/4 OF THE SE 1/4
OF SECTION 35, TOWNSHIP
43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA,
WHICH LOT OR PARCEL IS
DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF
SAID FRACTION OF A SEC-
TION RUN SOUTH 89° 51' 30"
EAST ALONG THE SOUTH
LINE OF SAID FRACTION OF
A SECTION FOR 118.09 FEET;
THENCE RUN NORTH 01° 25'
30" EAST FOR 33.37 FEET
TO THE NORTH RIGHT OF
WAY LINE OF STATE ROAD S-78
(BAYSHORE ROAD); THENCE
CONTINUE NORTH 01° 25'
30" EAST ALONG THE CENTER-
LINE OF A ROADWAY 50
FEET WIDE FOR 97.98 FEET
TO A POINT OF CURVATURE;

THENCE RUN NORTHEAS-
TERLY ALONG SAID CENTER-
LINE ALONG THE ARE OF
THE CURVE TO THE RIGHT
OF RADIUS 99.79 FEET FOR
73.15 FEET TO A POINT OF
REVERSE CURVATURE;
THENCE RUN NORTHEAS-
TERLY AND NORTHERLY
ALONG SAID CENTERLINE
ALONG THE ARC OF A
CURVE TO THE LEFT OF RA-
DIUS 95 FEET FOR 72.13 FEET
TO A POINT OF TANGENCY;
THENCE RUN NORTH 00°
04' 20" WEST ALONG SAID
CENTERLINE FOR 310 FEET
TO A POINT OF CURVATURE
AND THE POINT OF BEGIN-
NING OF LANDS HEREBY
CONVEYED. FROM SAID
POINT OF BEGINNING RUN
NORTHERLY AND NORTH-
EASTERLY ALONG SAID CENTER-
LINE ALONG THE ARE OF
A CURVE TO THE RIGHT
OF RADIUS 51.08 FEET FOR
36.63 FEET; THENCE RUN
NORTH 48° 59' 10" WEST FOR
25.0 FEET TO A POINT ON
THE NORTHEASTERLY LINE
OF SAID ROADWAY; THENCE
RUN NORTH 89° 51' 30"
WEST PARALLEL WITH THE
SOUTH LINE OF SAID SECTION
FOR 169 FEET MORE
OR LESS TO AN INTERSEC-
TION WITH THE WEST LINE
OF SAID FRACTION OF A
SECTION; THENCE RUN
SOUTHERLY ALONG SAID
WEST LINE OF SAID FRACTION
FOR 50 FEET; THENCE
RUN SOUTH 89° 51' 30"
EAST FOR 175 FEET MORE
OR LESS TO THE POINT OF
BEGINNING. TOGETHER
WITH AND SUBJECT TO THE
HEREINABOVE DESCRIBED
ROADWAY EASEMENT.
BEARINGS HEREINABOVE
MENTIONED ARE FROM
UNIT A, LITTLEGROVES, AC-
CORDING TO PLAT RECORDED
IN PLAT BOOK 9, AT PAGE
12, OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.

a/k/a 1835 Magnolia Drive,
North Fort Myers, FL 33917
DATED this 02/03/2026.

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

William S. Frazier, Esquire
Florida Bar No.: 0080373
Attorneys for Plaintiff
1919 Blanding Blvd.,
Suite 8
Jacksonville, Florida 32210
(904) 384-1441 (Telephone)
(904) 384-4868 (Facsimile)
wfrazier@clrlaw.com
February 6, 13, 2026 26-00512L

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-004927
THE COTTAGES AT SOUTH SEAS
PLANTATION CONDOMINIUM
ASSOCIATION, INC., a Florida non-
profit corporation,
Plaintiff, vs.

SANDY C. GIGLIO,
INDIVIDUALLY AND AS TRUSTEE
OF THE SANDY C. & SANDRA
GIGLIO LIVING TRUST DATED
6/14/2000, AND SANDRA GIGLIO,
INDIVIDUALLY AND AS TRUSTEE
OF THE SANDY C. & SANDRA
GIGLIO LIVING TRUST DATED
6/14/2000,
Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on March 5, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 35, Parcel No.
1506, THE COTTAGES AT
SOUTH SEAS PLANTATION, a
Condominium, according to the
Declaration of Condominium
thereof, as recorded in Official
Records Book 1657 at Page 2197,
of the Public Records of Lee
County, Florida, and amend-
ments thereto, if any.

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

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

WITNESS my hand and official seal of said Court this day of 02/02/2026,
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
49119 / 2-10868
February 6, 13, 2026 26-00499L

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION

Case No. 25-CA-001832

NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
NORMA E MANION A/K/A
NORMA ELENA MANION A/K/A
NORMA ELENA BOHORQUEZ,
et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Civil Case No. 25-CA-001832 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff NORMA E MANION A/K/A NORMA ELENA MANION A/K/A NORMA ELENA BOHORQUEZ, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.real

foreclose.com in accordance with Chapter 45, Florida Statutes on March 12, 2026 at 9:00 AM on the following described property as set forth in said final Judgment, to-wit:

Lot 37 and 38, Block 4379,
Cape Coral Subdivision, Unit
63, according to the map or plat
thereof, as recorded in Plat Book
21, Page(s) 48-61, of the Public
Records of Lee County, Florida.
Property address: 836 SW 18TH
Street, Cape Coral, Florida 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.

Dated this 02/02/2026

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 2400
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
25-11417FL
February 6, 13, 2026 26-00501L

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-0597
Division Probate
IN RE: ESTATE OF MELVIN D. LOVE
Deceased.

The administration of the estate of Melvin D. Love, deceased, whose date of death was December 7, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., 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. 732.221, 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 February 6, 2026.

Personal Representative:
Tameika Love

4733 Hunters Green Drive
Fort Myers, Florida 33905
Attorney for Personal Representative:
Joshua A. Grant, Attorney
Florida Bar Number: 1002763
vonbriesen & Roper, s.c.
3555 Kraft Road, Ste 402
Naples, FL 34105
Telephone: 239-414-3010
Fax: 239-414-3301
E-Mail: Joshua.grant@vonbriesen.com
Secondary email:
jennifer.stoneburner@vonbriesen.com
February 6, 13, 2026 26-00521L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION
Case No. 25-CA-000448
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.

ANGELA SCHENK GOLDBERG AKA ANGELA GOLDBERG, ANGELA SCHENK GOLDBERG AKA ANGELA GOLDBERG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MORTON ALLEN GOLDBERG AKA MORTON A GOLDBERG, DARIN JAY GOLDBERG AKA DARIN GOLDBERG, AS HEIR, SCOT DALE GOLDBERG, AS HEIR, SALLY JO INGALLS, AS HEIR, MINDI SHANE GOLDBERG, AS HEIR, SAM BOBBY GOLDBERG, AS HEIR, UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MORTON ALLEN GOLDBERG AKA MORTON A GOLDBERG, DECEASED, UNKNOWN SPOUSE OF DARIN JAY GOLDBERG AKA DARIN GOLDBERG, UNKNOWN SPOUSE OF SCOT DALE GOLDBERG, UNKNOWN SPOUSE OF SALLY JO INGALLS, UNKNOWN SPOUSE OF MINDI SHANE GOLDBERG, UNKNOWN SPOUSE OF SAM BOBBY GOLDBERG, STEAMBOAT BEND EAST CONDOMINIUM ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 22, 2026, 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:

UNIT SBE-5-4-401, STEAMBOAT BEND EAST AT THE LANDINGS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1481, PAGE 2279 THROUGH 2352 AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERE UNTO APPERTAINING AND SPECIFIED TO SAID CONDOMINIUM DECLARATION AND INCLUDING BUT NOT LIMITED TO THE USE OF AUTOMOBILE PARKING SPACE NO. SBE5-4-401.

and commonly known as: 4100 STEAMBOAT BEND E, UNIT 401, FORT MYERS, FL 33919; 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 April, 30, 2026 at 9:00 AM

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

Dated this day of 02/04/2026.
Clerk of the Circuit Court
Kevin C. Karnes
(SEAL) By: N Wright-Angad
Deputy Clerk

Jennifer M. Scott
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
011150/2427547/MTS
February 6, 13, 2026 26-00526L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003940
IN RE: ESTATE OF DONALD J. THARP,
Deceased.

The administration of the Estate of Donald J. Tharp, deceased, whose date of death was October 22, 2025, 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, 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 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 February 6, 2026.

Personal Representative:
Lisa Curia George
Hagen Law Firm

5290 Summerlin Commons Way,
Suite 1003
Fort Myers, Florida 33907
Attorney for Personal Representative:
Michael S. Hagen
Florida Bar Number: 454788
Hagen Law Firm
5290 Summerlin Commons Way,
Suite 1003
Fort Myers, FL 33907
Telephone: (239) 275.0808
Fax: (239) 275.3313
E-Mail: lisa@mikehagen.com
Secondary E-Mail:
info@mikehagen.com
February 6, 13, 2026 26-00522L

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-000305
IN RE: ESTATE OF DONALD LEROY DAVIDSON,
Deceased

The administration of the estate of Donald Leroy Davidson, deceased, whose date of death was May 8, 2024, 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, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 February 6, 2026.

Personal Representative:
Barbara J. Davidson

c/o John A. Haddy, III, Esquire
17345 South Dixie Highway
Miami, Florida 33157
Attorney for Personal Representative:
/s/ John A. Haddy, III, Esq.
Florida Bar No: 109478
17345 South Dixie Highway
Miami, Florida 33157
Phone: 305-856-5440
February 6, 13, 2026 26-00523L

FIRST INSERTION

NOTICE OF SALE
Pursuant to Florida Statute, Chapter 45
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DIVISION: Civil Circuit
Case No.: 25-CA-002348
DRAKE READY MIX, INC.,
a Florida profit corporation
Plaintiff, vs.

ATECSA USA LLC a Florida limited liability company, and WHITE CAP, L.P., a Florida limited partnership, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 21, 2026, and entered in Case No. 25-CA-002348 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein DRAKE READY MIX, INC, Plaintiff, and ATECSA USA LLC and WHITE CAP, L.P, Defendants, the Property as set forth in said Final Judgment of Foreclosure and further described below (herein the "Property") will be auctioned for sale to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for on-line auctions, at 9:00 o'clock A.M. on the 26th day of February 2026, to wit:

LOT 7, BLOCK 79, PART OF PLAT OF UNIT 12, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH

ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 186 THROUGH 205, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
NOTICE OF COMMENCEMENT recorded 11/21/2023, INSTRUMENT# 2023000371343 of the Public Records of LEE COUNTY, Florida;
FOLIO ID: 10399605;
STREET ADDRESS: 235 EUPHRATES AVE S, LEHIGH ACRES, Florida 33974

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 in Lee County, Florida this 2nd day of February.
02/04/2026

Kevin C. Karnes
Clerk of Court

(SEAL) N Wright-Angad

Mark R. Komray, Esq. / FBN: 879789
Cyrus S. Vaziri, Esq. / FBN: 1017435
1882 N. Tamiami Trail, #3434
Fort Myers, Florida 33918
mrk@komraylaw.com
csv@komraylaw.com
Office: (239) 330-2937
Counsel of Record for Plaintiff,
Drake Ready Mix, Inc
February 6, 13, 2026 26-00525L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-005812
BONITA BAY COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.

JOHN YEDINAK, LYNN G. YEDINAK, UNKNOWN TENANT AND MATTHEW P. FLORES, ESQUIRE, AS TRUSTEE OF THE 3280 CROSSINGS COURT LOAN TRUST, Defendant(s).

TO: John Yedinak
1409 Burroak Road #112A
Hinsdale, IL 60521
and
3280 Crossings Court, Apt 21
Bonita Bay, FL 34134
Lynn G. Yedinak
1409 Burroak Road #112A
Hinsdale, IL 60521
and
3280 Crossings Court, Apt 21
Bonita Bay, FL 34134

YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in Lee County, Florida:
Unit No. 21 of The Carriage

Homes at the Crossings of Bonita Bay, a condominium according to the Declaration of condominium thereof, recorded in the Official Records Book 2088, Page 567 of the Public Records of Lee County, Florida and all amendments thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose address is KAYE BENDER REMBAUM, P.L., 1200 Park Central Boulevard South, Pompano Beach, Florida 33064, within (30) days after the first publication 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 my hand and the seal of this Court on February 3, 2026.

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

KAYE BENDER REMBAUM, P.L.,
1200 Park Central Boulevard South,
Pompano Beach, Florida 33064
February 6, 13, 2026 26-00519L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION
Case No. 25-CA-002216
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF ROGER EDWIN KEIM A/K/A ROGER KEIM, DECEASED, RANDY KEIM, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROGER EDWIN KEIM A/K/A ROGER KEIM, DECEASED, AMANDA KEIM, AS KNOWN HEIR OF THE ESTATE OF ROGER EDWIN KEIM A/K/A ROGER KEIM, DECEASED, UNKNOWN SPOUSE OF AMANDA KEIM, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 29, 2026, 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:

LOTS 13 AND 14, BLOCK 28, UNIT NO. 6 SAN CARLOS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 18541 MARCO BLVD, FORT MYERS, FL 33967; 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 MARCH 5, 2026 at 9:00 am.

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

Dated this day of 02/04/2026,
Clerk of the Circuit Court
Kevin C. Karnes
(SEAL) By: N Wright-Angad
Deputy Clerk

David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
078950/2529344/wll
February 6, 13, 2026 26-00520L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-006345
BONITA BAY COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.

LYNN G. YEDINAK, JOHN G. YEDINAK AND UNKNOWN TENANT, Defendant(s).

TO: Lynn G. Yedinak
1409 Burroak Road #112A
Hinsdale, IL 60521
and
26241 Devonshire Court #103
Bonita Bay, FL 34134
John G. Yedinak
1409 Burroak Road #112A
Hinsdale, IL 60521
and
26241 Devonshire Court #103
Bonita Bay, FL 34134

YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in Lee County, Florida:
Unit 103, Building 8, of The Village of Waterford, Phase 8, a

Condominium, according to the Declaration of Condominium recorded in Official Records Book 2667, Page 906, in Public Records of Lee County, Florida and all amendments thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose address is KAYE BENDER REMBAUM, P.L., 1200 Park Central Boulevard South, Pompano Beach, Florida 33064, within (30) days after the first publication 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 my hand and the seal of this Court on February 3, 2026.

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

KAYE BENDER REMBAUM, P.L.,
1200 Park Central Boulevard South,
Pompano Beach, Florida 33064
February 6, 13, 2026 26-00518L

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of ROBERT BERNOKETS, JOAN BERNOKETS, KATHELEN BERNOKETS and JENNIFER M. LEE, will, on February 19, 2026, at 10:00 a.m., at 69 Macoris Ct., Lot #0635, For Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 ISLA MOBILE HOME, VIN: 5317A, TITLE NO.: 0017881743, and VIN: 5317B, TITLE NO.: 0017881746 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#3326-3165)
February 6, 13, 2026 26-00527L

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 Colored by CarlyB located at 13711 Tamiami Trl 3-8, in the County of Lee, in the City of Fort Myers, Florida 33912 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 3rd day of February, 2026.

COLORED BY CARLYB, LLC
February 6, 2026 26-00524L

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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUITE
FLORIDA'S NEWSPAPER FOR THE C-SUITE

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUITE
FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- ACTIONS ---

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 25-CA-004995
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

SCOTT J. KRAEMER, et al,
Defendant(s).

To: SCOTT J. KRAEMER

Last Known Address:

618 SW 22nd Terr

Cape Coral, FL 33991

Current Address: Unknown

NICOLE KRAEMER

Last Known Address:

618 SW 22nd Terr

Cape Coral, FL 33991

Current Address: Unknown

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following

property in Lee County, Florida:

LOTS 13 AND 14, BLOCK 3067,

CAPE CORAL, UNIT 62, AC-

CORDING TO THE MAP OR

PLAT THEREOF AS RECOR-

DED IN PLAT BOOK 21, PAGE

21-38, PUBLIC RECORDS OF

LEE COUNTY, FLORIDA.

A/K/A 618 SW 22ND TERR

CAPE CORAL FL 33991

has been filed against you and you are

required to file written defenses with

the clerk of court and to serve a copy

within 30 days after the first publica-

tion of the Notice of Action, on Alber-

telli Law, Plaintiff's attorney, whose

address is P.O. Box 23028, Tampa, FL

33623; otherwise, a default will be en-

tered against you for the relief demand-

ed in the Complaint or petition.

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact Brooke Dean, Operations 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 immedi-

ately upon receiving this notification

if the time before the scheduled appear-

ance is less than 7 days; if you are hear-

ing or voice impaired, call 711.

This notice shall be published once a

week for two consecutive weeks in the

Business Observer.

WITNESS my hand and the seal of this

court on this 29th day of January,

2026.

Kevin C. Karnes

Clerk of the Circuit Court

(SEAL) By: K Harris

Deputy Clerk

Albertelli Law

P.O. Box 23028

Tampa, FL 33623

tna - 25-006106

February 6, 13, 2026 26-00465L

FIRST INSERTION

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

CASE NO.: 26-CA-000554

DIVISION: L

MARGUERITE VENSKE,

as Successor Trustee of the

JOSEPHINE GENOVA

REVOCABLE TRUST DATED JULY

16, 1997,

Plaintiff, v.

NICHOLAS GENOVA, MARIE

INFANTE, CHRISTINA LORENZO,

CHRISTOPHER AL-IMAM,

ANASTASIA LORENZO, and The

Unknown Beneficiaries, Devises,

Grantees, Assignees, Lienors,

Creditors, Trustees, and all other

parties claiming interest by through,

under or against the JOSEPHINE

GENOVA REVOCABLE TRUST

DATED JULY 16, 1997,

Defendants.

TO: The Unknown Beneficiaries, De-

vises, Grantees, Assignees, Lienors,

Creditors, Trustees, and all other parties

claiming interest by through, under

or against the JOSEPHINE GENOVA

REVOCABLE TRUST DATED JULY

16, 1997

Last Known Residence: Unknown

YOU ARE HEREBY NOTIFIED that

an action for declaratory judgment re-

lated to the following property in LEE

County, Florida:

Legal Description: Lot 14, Block

N, Twelfth Street Park, Section

20, Township 44 South, Range

27 East, Lehigh Acres, accord-

ing to the Plat thereof, recorded

in Plat Book 15, Page 25, of the

Public Records of Lee County,

Florida.

Address: 801/803 W 12th St, Le-

high Acres, Florida 33972

STRAP No./ Folio ID:

20-44-27-LI-2000N.0140 /

10378705

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on Riley A.

Kendall, Esq., at the LAW OFFICES

OF AL NICOLETTI, Plaintiff's attor-

ney, whose address is 7512 Dr. Phil-

lips Blvd, Ste 50-647, Orlando, Florida

32819, and file the original with the

clerk of the above styled court on or

before March 10, 2026; 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 four consecutive weeks in

Business Observer.

WITNESS my hand and the seal of

said Court at Fort Myers, Lee County,

Florida, on this 29th day of January,

2026.

KEVIN C. KARNES, LEE COUNTY

CLERK OF THE CIRCUIT COURT

& COMPTROLLER

(SEAL) By: K Harris

Deputy Clerk

Riley A. Kendall, Esq.

LAW OFFICES OF AL NICOLETTI,

Plaintiff's attorney,

7512 Dr. Phillips Blvd, Ste 50-647,

Orlando, Florida 32819

February 6, 13, 20, 27, 2026

26-00466L

FIRST INSERTION

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

CIVIL ACTION

Case No. 25-CA-5942

FOUNTAIN LAKES COMMUNITY

ASSOCIATION, INC.,

individually as a Florida not

for profit corporation and, as

assignee of the FOREST RIDGE

SHORES AT FOUNTAIN LAKES

NEIGHBORHOOD ASSOCIATION,

INC

Plaintiff, v.

J. KEINERT, TRUSTEE OF

ANOTHER BLESSING LIVING

TRUST II DATED APRIL 15, 2021,

THE UNKNOWN BENEFICIARIES

OF ANOTHER BLESSING LIVING

TRUST II DATED APRIL 15, 2021,

THE UNKNOWN SPOUSE OF J.

KEINERT, UNKNOWN SPOUSE

OF BIRGIT CASPER, SCREENS

PLUS SALES & SERVICE,

AND UNKNOWN TENANT(S)/

OCCUPANT(S),

Defendants.

TO: J. KEINERT, TRUSTEE OF AN-

OTHER BLESSING LIVING TRUST

II DATED APRIL 15, 2021, THE

UNKNOWN BENEFICIARIES OF AN-

OTHER BLESSING LIVING TRUST

II DATED APRIL 15, 2021, and THE

UNKNOWN SPOUSE OF J. KEINERT

Last Known Address: 22836 Fountain

Lakes Blvd., Bonita Springs, FL 34135

YOU ARE NOTIFIED that an action

has been filed against you for foreclo-

sure of Plaintiff's lien for such unpaid

amounts due to the above-named

Plaintiff for the following premises lo-

ated in Sarasota County, Florida:

Lot 60, FOREST RIDGE

SHORES, according to the plat

thereof recorded in Plat Book 64,

Pages 83 through 87, inclusive, of

the Public Records of Lee Coun-

ty, Florida. Together with all the

tenements, hereditaments and

appurtenances thereto belong-

ing or in anywise appertaining.

Property Address: 22836 Foun-

tain Lakes Blvd., Bonita Springs,

FL 34135

You are required to serve a copy of your

written defenses, if any, to this action

on the Plaintiff's attorney, Kristie P.

Mace, Esq., Goede, DeBoest & Cross,

PLLC, 2030 McGregor Boulevard, Ft.

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 01/29/2026

Kevin C. Karnes, Clerk of the Court

(SEAL) By K Harris

As Deputy Clerk

Kristie P. Mace, Esq.,

Goede, DeBoest & Cross, PLLC,

2030 McGregor Boulevard,

Ft. Myers, FL 33901

KMace@gadclaw.com;

kgermanis@gadclaw.com;

nsortino@gadclaw.com

February 6, 13, 2026 26-00473L

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

CIVIL DIVISION

CASE NO. 25-CA-004343

LAKEVIEW LOAN SERVICING,

LLC,

Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES,

BENEFICIARIES, GRANTEEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL

OTHER UNKNOWN PERSONS

OR SPOUSES CLAIMING BY,

THROUGH, UNDER, OR AGAINST

THE ESTATE OF ANNIE LEE

KINCHEN A/K/A ANNIE L.

KINCHEN A/K/A EVANGELIST

ANNIE L. KINCHEN, DECEASED;

YOLANDA KINCHEN; UNKNOWN

TENANT #1 NKA HUBERT BLUE

JR; UNKNOWN TENANT #2 NKA

HUBERT BLUE SR.; 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: UNKNOWN HEIRS, DEVISEES,

BENEFICIARIES, GRANTEEES, AS-

SIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHER UN-

KNOWN PERSONS OR SPOUSES

CLAIMING BY, THROUGH, UNDER,

OR AGAINST THE ESTATE OF AN-

NIIE LEE KINCHEN A/K/A ANNIE L.

KINCHEN A/K/A EVANGELIST AN-

NIIE

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-005615
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
ROSE MARIE JEAN MARY; et al,
Defendant(s).

To the following Defendant(s):
ARMON, INC.
(Last Known Address: BOONSOPON,
ARMON 5686 YOUNGQUIST ROAD
116, FT. MYERS, FL 33912)

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

LOT 24, BLOCK 12, UNIT 5
LEHIGH ESTATES, SECTION
4, TOWNSHIP 45 SOUTH,
RANGE 26 EAST, LEHIGH
ACRES, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 15,
PAGE 85, OF THE PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
PROPERTY ADDRESS: 4540-
4542 25TH ST SW, LEHIGH
ACRES, FL 33973

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; other-
wise 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 01/29/2026

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
February 6, 13, 2026 26-00468L

FIRST INSERTION

**AMENDED NOTICE OF
ACTION FOR DISSOLUTION
OF MARRIAGE (NO CHILD OR
FINANCIAL SUPPORT)**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO: 25-DR-007843
DIVISION: A

**IN RE: The Marriage of
Tara Louise Hatzmann
Petitioner
and
Meir Eliyahu
Respondent**
TO: Meir Eliyahu
531 N Pine Island Road, Plantation,
Florida 33324

YOU ARE NOTIFIED that an ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your writ-
ten defenses, if any, to it on Tara Louise
Hatzmann whose address is 12044 Ar-
roid Court, Jacksonville, Florida 32246
on or before March 10, 2026, and file
the original with the clerk of this Court
at 1700 Monroe Street, Fort Myers,
Florida 33901 before service on Peti-
tioner or immediately thereafter. If you
fail to do so, a default may be entered
against you for the relief demanded in
the petition.

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

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

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
Dated: 01/29/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: E Bakelman
Deputy Clerk
February 6, 13, 20, 27, 2026
26-00478L



--- PUBLIC SALES /
ESTATE ---

SECOND INSERTION

**NOTICE OF ADMINISTRATIVE
COMPLAINT**

To: WARRIOR CONSULTING AND
INVESTIGATION, LLC
Case: CD202511904/A 3300065

An Administrative Complaint to sus-
pend your license(s) and eligibility for
licensure has been filed against you. You
have the right to request a hearing pur-
suant 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 pub-
lication, the right to hearing in this mat-
ter will be waived and the Department
will dispose of this cause in accordance
with law.
Jan. 30; Feb. 6, 13, 20, 2026
26-00354L

SECOND INSERTION

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.

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 ad-
resses of the personal representative and
the personal representative's attor-
ney are set forth below.

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

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
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:
Ronald D. Daugherty
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

**HOW TO PUBLISH
YOUR
LEGAL NOTICE
IN THE
BUSINESS OBSERVER**

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

OR E-MAIL:
legal@businessobserverfl.com



SECOND INSERTION

**NOTICE OF ADMINISTRATIVE
COMPLAINT**

To: SCHILLER MILLIEN
Case: CD202509843/G 1801910

An Administrative Complaint to sus-
pend your license(s) and eligibility for
licensure has been filed against you. You
have the right to request a hearing pur-
suant 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 pub-
lication, the right to hearing in this mat-
ter will be waived and the Department
will dispose of this cause in accordance
with law.
Jan. 30; Feb. 6, 13, 20, 2026
26-00353L

FOURTH 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 cer-
tificate 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 Descrip-
tion of Property LOT 107, GULF
SHORES ESTATES, A SUB-
DIVISION 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 RE-
CORDED 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, LO-
RETTA 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 accord-
ing to the law the property described
in such certificate(s) will be sold to the
highest bidder online at www.lee.real-
taxdeed.com on 03/10/2026 at 10:00
am, by Kevin C. Karnes, Lee County
Clerk of the Circuit Court & Comptrol-
ler.
Jan. 16, 23, 30; Feb. 6, 2026
26-00198L

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-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 ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your written
defenses, if any, to it on 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 re-
quest.

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

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
Dated: 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

SECOND INSERTION

NOTICE OF SUSPENSION

To: JADE E. SMITH
Case: CD202507039/D 3306933

A Notice of Suspension to suspend
your license(s) and eligibility for licen-
sure has been filed against you. You
have the right to request a hearing pur-
suant 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 pub-
lication, the right to hearing in this mat-
ter will be waived and the Department
will dispose of this cause in accordance
with law.
Jan. 30; Feb. 6, 13, 20, 2026
26-00355L

FOURTH 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 cer-
tificate 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 Descrip-
tion of Property LOTS 4, 5, 6
AND 7, BLOCK 17, UNIT 2,
PALMONA PARK SUBDIVI-
SION, 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 RE-
CORDS 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 accord-
ing to the law the property described
in such certificate(s) will be sold to the
highest bidder online at www.lee.real-
taxdeed.com on 03/10/2026 at 10:00
am, by Kevin C. Karnes, Lee County
Clerk of the Circuit Court & Comptrol-
ler.
Jan. 16, 23, 30; Feb. 6, 2026
26-00197L

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-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 ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your written
defenses, if any, to it on Mahima Rathi
whose address is 867 Mason Circle,
Panama City, Florida 32405 on or be-
fore March 4, 2026, and file the origi-
nal 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 re-
quest.

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

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
Dated: 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

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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine
Island located at 5111 Doug Taylor Cir-
cle 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 other-
wise 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

THIRD 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 ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your written
defenses, if any, to it on 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 Peti-
tioner or immediately thereafter. If you
fail to do so, a default may be entered
against you for the relief demanded in
the petition.

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

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

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
Dated: 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

SECOND 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 con-
tinue 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 4340 Kernel Cir Fort Myers, FL 33916	UNIT	BALANCE
NAME		
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 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		
SEFRIQUI	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
YECIKA MEJIA MARTINEZ	B53	80
January 30; February 6, 2026		26-00401L

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

SECOND 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

FOURTH 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

FOURTH 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

SECOND INSERTION

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

Case No.: 25-DR-6002

IN RE: THE MARRIAGE OF: MARK SKARE, Petitioner/Husband, and ELIZABETH SKARE, Respondent/Wife.

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 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: 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

SECOND INSERTION

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.

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 unmaturred, 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 unmaturred, 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.

Personal Representative
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

SECOND INSERTION

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

CASE NO.: 25-CA-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.real foreclosure.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 2.516
eservice@decubaslewis.com
25-03026
Jan. 30; Feb. 6, 2026 26-00444L

SECOND INSERTION

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: YASHIRA N. MARTINEZ, Petitioner

v. CESAR ERIK MARTINEZ ESPINOZA, Respondent.

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

SECOND 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, P0K 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

SECOND INSERTION

Public Notice

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

SECOND 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

SECOND 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

THIRD INSERTION

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

CASE NO.: 25-CA-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 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.

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 Stepparent 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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-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

SECOND 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

SECOND 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

SECOND 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 Knightsdale, 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.

Person Giving Notice:
Charlotte A. Siegel
1005 Hollister Way
Knightsdale, 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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, 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

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-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-

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

SECOND INSERTION

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, 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:

KARI J. KEMPER TUDOR

31476 Hollyfield Road

Damascus, VA 24236

HENDERSON, FRANKLIN,

STARNES AND HOLT, P.A.

LISA B. GODDY

Attorneys for Personal Representative

Bonita Bay Executive Center I

3451 Bonita Bay Blvd., Suite 206

Bonita Springs, FL 34134

Telephone: (239) 344-1100

Facsimile: (239) 344-1200

Fla. Bar No.: 0507075

Primary email:

lisa.goddy@henlaw.com

Secondary Email:

lynn.ramirez@henlaw.com

sandee.fields@henlaw.com

Jan. 30; Feb. 6, 2026

26-00413L

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR L

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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:
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

SECOND 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 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 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:
elizabethw@omplaw.com
Jan. 30; Feb. 6, 2026 26-00423L

SECOND 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

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:
Terry Van Wilburn

3170 Apple Blossom Dr.
Alva, FL 33920

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
Secondary E-Mail:
bethm@trustska.com
Jan. 30; Feb. 6, 2026 26-00422L

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

SECOND INSERTION

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; Altigracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altigracia 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

Q&A 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 ---

SECOND 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, Plaintiff's attorney, whose address is 10181 Six Mile Cypress Parkway, Ste. C, Fort Myers, Florida 33966 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 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, PLC
10181 Six Mile Cypress Pkwy, Ste C
Fort Myers, FL 33966
Jan. 30; Feb. 6, 13, 20, 2026

26-00389L

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-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 December 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 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 26th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 22 AND 23, BLOCK 3930, CAPE CORAL SUBDIVISION. UNIT 54, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 79 THROUGH 91, OF THE PUBLIC RECORDS OF LEE COUNTY, 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 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: 01/27/2026

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

SECOND INSERTION

**RE-NOTICE OF FORECLOSURE
SALE**

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

CASE NO. 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 pursuant to an Order Rescheduling Foreclosure 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, Florida, 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 CONDOMINIUM 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 following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 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
V6.20190626
Jan. 30; Feb. 6, 2026 26-00407L

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-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 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. 19 in Condominium 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 case.

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 01/23/2026,

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

SECOND INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**

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

GENERAL JURISDICTION
DIVISION

Case No. 25-CA-005141

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

TO: Unknown Spouse of John C. Lemmens

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, ISLAND WINDS CONDOMINIUM BATH AND RACQUET CLUB, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORDS BOOK 1051, PAGE(S) 1946 THROUGH 2004, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID DECLARATION 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 Meltzer, 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

SECOND 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 Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4468, page 73, of the Public Records of Lee County, Florida, and all amendments thereto, together 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 accordance 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

SECOND 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 HONNIBALL

(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)

UNKNOWN SPOUSE OF VALERIE DENISE MARIE VOGEL 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 established by acquiescence, on the following described property:

LOTS 46 AND 47, BLOCK 3219, CAPE CORAL UNIT 66, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED 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 | 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 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

SECOND 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, pursuant 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, Florida described as:

Lot 2608, Marbella On Cypress, Phase 2, according to the Plat thereof as recorded in Instrument 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, Section 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

SECOND INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

Case No. 25-CA-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 MYERS 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 required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: January 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

SECOND 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, Plaintiff's attorney, whose address is 10181 Six Mile Cypress Parkway, Ste. C, Fort Myers, Florida 33966 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 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, PLC
10181 Six Mile Cypress Pkwy, Ste C
Fort Myers, FL 33966
Jan. 30; Feb. 6, 13, 20, 2026

26-00390L

SECOND INSERTION

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

CIVIL DIVISION

Case No. 25CA5025

**THE HELOC COMPANY LLC
Plaintiff**

vs.
**CHRISTEL M. SCHINDEL; and
all unknown parties claiming by,
through, under and against the
above named Defendant who
are unknown to be dead or alive
whether said unknown are persons,
heirs, devisees, grantees, or other
claimants; UNKNOWN SPOUSE
OF CHRISTEL M. SCHINDEL**

**; JUAN ROMERO; UNKNOWN
SPOUSE OF JUAN ROMERO;
TIMBERLAKE CONDOMINIUM
NO. 3 ASSOCIATION, INC.;
ROYAL WOODS ASSOCIATION,
INC.; TENANT I/UNKNOWN
TENANT; TENANT II /UNKNOWN
TENANT; TENANT III/UNKNOWN
TENANT AND TENANT IV/<**

--- ACTIONS / SALES ---

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-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 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
Jan. 30; Feb. 6, 2026 26-00428L

SECOND INSERTION

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

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-

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

SECOND INSERTION

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 S 12 DEGREES 00 MINUTES 38 SECONDS E ALONG SAID SOUTHWESTERLY LINE FOR 307.05 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 4,740 FEET SOUTH OF SAID NORTH LINE OF GOVERNMENT LOT 3, SECTION 3; THENCE RUN N 89 DEGREES 42 MINUTES 20 SECONDS W ALONG SAID PARALLEL LINE TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO; THENCE RUN NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE TO AN INTERSECTION WITH A LINE BEARING N 89 DEGREES 42 MINUTES 20 SECONDS W PASSING THROUGH THE POINT OF BEGINNING; THENCE RUN S 89 DEGREES 42 MINUTES 20 SECONDS E ALONG SAID LINE 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.
EXHIBIT "C" (WATER LINE EASEMENT) THE NORTHERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED LAND:
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:
BEGINNING AT 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 S 89 DEGREES 42 MINUTES 20 SECONDS E ALONG SAID PARALLEL LINE FOR 456.78 FEET; THENCE RUN S 00 DEGREES 17 MINUTES 40 SECONDS W PERPENDICULAR TO SAID PARALLEL LINE FOR 100.00 FEET; THENCE RUN N 89 DEGREES 42 MINUTES 20 SECONDS W FOR 435.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE OF SANIBEL-CAPTIVA ROAD; THENCE RUN N 12 DEGREES 00 MINUTES 38 SECONDS W ALONG SAID NORTHEASTERLY LINE FOR 102.35 FEET TO THE POINT OF BEGINNING.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON DEED RECORDED IN OFFICIAL RECORD BOOK 1044 AT PAGE 463 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 Matthew Marks, 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-F01388
Jan. 30; Feb. 6, 2026 26-00372L

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-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, 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
49263, 49264, 49265 / 5-29254,
5-29255, 5-29256
Jan. 30; Feb. 6, 2026 26-00429L

SECOND 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 SUBDIVISION, 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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

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

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

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-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
Secondary:
E.Service@SheriffLeeFL.org
By: Sarah M. Goodman
Sarah M. Goodman
Florida Bar No.: 1058980
Jan. 30; Feb. 6, 2026 26-00373L

SECOND 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, 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-

minium thereof, recorded in Official Records Book 856, Page(s) 853, of the Public Records of Lee County, Florida, and any amendments thereto, together with its undivided share in the common elements.
A/K/A: 1344 Myerlee Country Club Blvd., Unit 5, Fort Myers, FL 33919

A 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 WITHIN ONE (1) YEAR AFTER THE SALE.
DATED this day of 01/23/2026
KEVIN C. KARNES,
as Clerk of said Court (SEAL) By: N Wright-Angad
As Deputy Clerk

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
Carolyn C. Meadows, Esq.
Florida Bar #92888
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cfofservicemail@beckerlawyers.com
M19307/418026/30507518
Jan. 30; Feb. 6, 2026 26-00394L



--- ACTIONS / SALES / ESTATE ---

THIRD INSERTION

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

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

CASE NO: 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

THIRD INSERTION

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

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

CASE NO: 26-DR-000259

IN RE: The Marriage of Dimitra Z. Ekmektsis 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. Ekmektsis 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 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

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. Wulff, 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

SECOND 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: cmr@shapiroamos.com

Jan. 30; Feb. 6, 2026 26-00443L

SECOND 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

SECOND 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:
Eviانا 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

THIRD INSERTION

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

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

CASE NO: 25-DR-009320

IN RE: The Marriage of Ivy Ellen Phillips Petitioner and Cody Alan Ricks Respondent

TO: Cody Alan Ricks
3701 Pickwick Drive, Orlando, Florida 32817

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ivy Ellen Phillips whose address is 1009 Sycamore Drive, Rockledge, Florida 32955 on or before February 9, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do

so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 12/31/2025

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: J Collins
Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026
26-00333L

FOURTH INSERTION

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

CIVIL ACTION

CASE NO. 25-CA-5543

DAVID TURNER, Plaintiff, vs.

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

TO: GEORGE CHARLTON, WILLIS CHARLTON, AND DEENA RICH

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

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

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

STRAP:
04-44-25-03-00010.3720

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

of Lee County, Florida.

More commonly known as: 266 Delray Avenue Fort Myers, FL 33905

STRAP:
04-44-25-03-00010.3730

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

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

DATED THIS 9th DAY OF January, 2026.

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

/s/ Richard M. Ricciardi Jr., Esq.
Richard M. Ricciardi, Jr., Esq.
Florida Bar No. 90567

Your Advocates, PA
Attorney for Plaintiff
2050 McGregor Blvd.

Fort Myers, FL 33901
(239) 689-1096 (Telephone)
(239) 791-8132 (Facsimile)

astevens@your-advocates.org
Jan. 16, 23, 30; Feb. 6, 2026
26-00242L

SECOND INSERTION

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

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

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-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