

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF RULE DEVELOPMENT BY THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapter 120 and 190, Florida Statutes, the Bayside Improvement Community Development District ("District") hereby gives the public notice of its intent to amend its rules relative to its irrigation utility regulations and rates and charges for its irrigation utility usage ("Proposed Rule Amendment"). The Proposed Rule Amendment number is BI2026-1. The Proposed Rule Amendment will address the rates and charges for irrigation utility usage.

The purpose and effect of the proposed rule amendment is to increase the commodity usage base rate. The specific grant of rulemaking authority for the proposed rule amendment includes Section 190.035 and Section 120.54 Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.54 and 190.012 Florida Statutes. A public hearing will be conducted by the District on Monday, March 23, 2026 at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134.

Additional information regarding the public hearing may be obtained from the District's website, <https://pelicanlandingsdds.net/> or by contacting the District Manager, Chuck Adams, at [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) or by calling (561) 571-0010. A copy of the Proposed Rule Amendment may be obtained, without cost, by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010.

Chuck Adams, District Manager  
Bayside Improvement CDD  
February 13, 2026

26-00563L

#### FIRST INSERTION

##### NOTICE OF MEETINGS UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT

The Fiscal Year 2026 Regular Meetings of the Board of Supervisors of the University Square Community Development District are scheduled to be held **12:00 P.M.**, at the offices of **Miomar Development, Inc., 10801 Corkscrew Road, Suite 305, Estero, Florida 33928** on the following dates:

May 14, 2026  
August 13, 2026

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

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

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

University Square CDD  
Mandie Rainwater  
District Manager  
February 13, 2026

26-00592L

#### 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 CHOP IT UP DELI located at 1001 PALM AVE in the City of N FT MYERS, Lee, FL 33903 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of February, 2026  
PALM AVENUE DELI AND MARKET, LLC  
CORY ROYER  
February 13, 2026

26-00544L

#### 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 Advance Solar & Spa Hot Tub Showroom located at 2431 Crystal Drive in the City of Fort Myers, Lee, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of February, 2026  
Advance Solar & Spa, Inc.  
Dan Goldberg  
February 13, 2026

26-00605L

#### 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 lilemandthings located at 17359 Gulf Preserve Dr, in the County of Lee, in the City of Fort Myers, Florida 33908 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 5th day of February, 2026.  
LILEMANDTHINGS LLC  
February 13, 2026

26-00552L

#### 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 IST TECH HOME SERVICES located at 29035 Alessandria Circle in the City of Bonita Springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of February, 2026  
MICHAEL ANTHONY BEADLE  
February 13, 2026

26-00604L

#### FIRST INSERTION

##### NOTICE OF MEETINGS UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Fiscal Year 2026 Regular Meetings of the Board of Supervisors of the University Village Community Development District are scheduled to be held **11:30 A.M.**, at the offices of **Miomar Development, Inc., 10801 Corkscrew Road, Suite 305, Estero, Florida 33928** on the following dates:

May 14, 2026  
August 13, 2026

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

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

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

University Village CDD  
Mandie Rainwater  
District Manager  
February 13, 2026

26-00593L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of MARIANNE GONGOS and PAUL ROCK will, on February 25, 2026, at 10:30 a.m., at 106 Sunset Circle, Lot #106, N. Fort Myers, Lee County, Florida 33903; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1984 BARR MOBILE HOME,  
VIN: FLFL2AD46336580,  
TITLE NO.: 0040139991, and  
VIN: FLFL2BD46336580 TITLE NO.: 0040139993  
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#25023-1121)  
February 13, 20, 2026

26-00599L

#### 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 SUNEV EYEWEAR located at 9160 Forum Corporate Pkwy #350 in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of February, 2026  
Venus Sosa  
February 13, 2026

26-00566L

#### 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 THAI SUSHI located at 9985 ESTERO OAKS DRIVE, UNIT #6 in the City of FORT MYERS, Lee, FL 33967 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of February, 2026  
MUJ1999, LLC  
February 13, 2026

26-00543L

#### 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 THE OTHER SIDE BISTRO located at 24630 TAMIAMI TRL, UNIT B 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 10th day of February, 2026  
OSB BONITA INC  
JAMIE STALOWSKI  
February 13, 2026

26-00601L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of STEPHEN W. YOUNG and DEBORAH A. YOUNG will, on February 25, 2026, at 10:00 a.m., at 30 Quanto Court, Lot #1013, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 BUDD MOBILE HOME,  
VIN: 04650457AN, TITLE  
NO.: 0017649375, and VIN:  
04650457BN, TITLE NO.:  
0017649376  
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#3326-3158)  
February 13, 20, 2026

26-00581L

#### 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 Leveld located at 4610 San Antonio Lane 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 7th day of February, 2026  
Mark Shelly  
February 13, 2026

26-00565L

#### 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 Wings of Inspiration located at 16048 Palmetto Prairie Drive in the City of Alva, Lee, FL 33920 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of February, 2026  
kathy L bello  
February 13, 2026

26-00535L

#### 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 Sunset Epoxy Services, a Division of Sunset Air & Home Services located at 5610 Division Drive in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of February, 2026  
Jason Schreyer  
February 13, 2026

26-00587L

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, KAI Investment Group, LLC, a Florida limited liability company, desires to engage in business under the fictitious name of GNC Lakewood Ranch at 5770 Ranch Lake Boulevard, Bradenton, FL 34202. Notice is further given that the undersigned intends to register this fictitious name with the Florida Department of State, Division of Corporations, Tallahassee, Florida.

Dated: 10/02/26

KAI Investment Group, LLC  
A Florida limited liability company  
By: /s/ Cody Stokes  
(Feb 10, 2026 14:25:32 EST)  
Name: Cody Stokes  
Title: Member  
February 13, 2026

26-00600L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of JAMES GRIMMETT and KAREN GRIMMETT will, on February 25, 2026, at 10:00 a.m., at 81 Sunrise Avenue, Lot #81, North Fort Myers, Lee County, Florida 33903; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1983 TWMN MOBILE HOME, VIN: T239P15369A, TITLE NO.: 0040145497, and VIN: T239P15369B, TITLE NO.: 0040139995

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#25023-1123)  
February 13, 20, 2026

26-00598L

#### 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-009097

IN RE: The Marriage of Patricia Elizabeth Rodriguez  
Petitioner  
and  
William Sebastian Alvarez  
Respondent

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Patricia Elizabeth Rodriguez whose address is 251 Willow Bend Drive, Davenport, Florida 33897 on or before March 23, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 02/09/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: J Collins  
Deputy Clerk  
Feb. 13, 20, 27; Mar. 6, 2026

26-00578L

#### 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-009163

IN RE: The Marriage of Shaista Gul  
Petitioner  
and  
Shareef Jason Rico Saleem  
Respondent

TO: Shareef Jason Rico Saleem  
3618 SE Frontage Road, Apt. 104, Johnstown, Colorado 80534

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 Shaista Gul whose address is 4910 Preserve Boulevard, Saint Cloud, Florida 34772 on or before March 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: 02/09/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: J Collins  
Deputy Clerk  
Feb. 13, 20, 27; Mar. 6, 2026

26-00574L

### 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.

LV18237\_112

# SAVE TIME



Email your Legal Notice

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

Deadline Wednesday at noon • Friday Publication

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HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
1/20/2026

## --- TAX DEEDS ---

## FIRST INSERTION

**Fictitious Name Notice**

Notice is hereby given that SABAL PALM PRESERVATION, LLC, OWNER, desiring to engage in business under the fictitious name of LANDINGS AT EAST POINTE located at 4224 RENAISSANCE PRESERVE WAY, FORT MYERS, FLORIDA 34613 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. February 13, 2026 26-00564L

## FIRST INSERTION

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

Tax Deed #: 2025002112  
NOTICE IS HEREBY GIVEN THAT MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23- 14331  
Year of Issuance 2023  
Description of Property LOT 1, BLOCK 180, WEST PART UNIT 27, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 45, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-09-00180.0010

Names in which assessed:  
CLAUDIO OLAVE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Dec. 5, 12, 19, 26; Feb. 13, 2026  
26-00545L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000294**  
IN RE: ESTATE OF  
**RALPH T. HUNT**  
Deceased.

The administration of the Estate of Ralph T. Hunt, 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 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 February 13, 2026.

**Personal Representative:****Blanca Hunt**

18301 Trifecta Lane, #206  
Fort Myers, FL 33967

Attorney for Personal Representative:

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@richardsonsellors.com

February 13, 20, 2026 26-00550L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000258**  
Division P(7)  
IN RE: ESTATE OF  
**MARIA DELEON**  
Deceased.

The administration of the estate of MARIA DELEON, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Clerk of Court Probate Division, 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.

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.

**Personal Representative:****HECTOR DELEON**

10490 Deer Run Farms Rd  
Fort Myers, FL 33966

Attorney for Personal Representative:

THOMAS R. WALSER, ESQ.

Attorney for Personal Representative

E-mail Address:

trwalsel@floridaprobatefirm.com

Florida Bar No. 116596

Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Ste. 101,

Boca Raton, FL 33487

Telephone: (561) 210-5500

February 13, 20, 2026 26-00528L

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA**CASE NO.: 24-CA-007292****PACIFIC RBLF FUNDING TRUST, a Delaware Statutory Trust, Plaintiff, vs.****TAYLER MCFARLANE LIMITED PARTNERSHIP, a Florida Limited Partnership, Defendants.**

PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in Case No. 24-CA-007292 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which PACIFIC RBLF FUNDING TRUST, a Delaware Statutory Trust, is the Plaintiff and TAYLER MCFARLANE LIMITED PARTNERSHIP, a Florida Limited Partnership is defendant, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the March 5, 2026, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 32 AND 33, BLOCK 3462, CAPE CORAL UNIT 67, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 57 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property address: 627 South-west 56th Street, 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 in Lee County, Florida this day of 02/05/2026

Kevin C. Karnes

Clerk of the Circuit Court

Lee County, Florida

(SEAL) By: N Wright-Angad

Deputy Clerk

PINCUS LAW GROUP, PLLC

Attorney for Plaintiff

425 RXR Plaza

Uniondale, New York 11556

Telephone: 516-699-8902

Facsimile: 519-699-8902

FLPleadings@pincuslaw.com

February 13, 20, 2026 26-00540L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000269**  
IN RE: ESTATE OF  
**ROSEMARY D. MACAVOY**  
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 Rosemary D. MacAvoy, deceased, File Number 26-CP-000269, 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 August 30, 2025; that the total value of the estate is \$400,000.00 all of which is considered exempt homestead property, and that the names and addresses of those to whom it has been assigned by such Order are:

Name	Address
LeeAnn Luzi	15389 Royal Fern Ln., N. Naples, FL 34110
Joseph W. MacAvoy	3202 Route 212 Hellertown, PA 18055

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 February 13, 2026.

**Persons Giving Notice:****LeeAnn Luzi**

15389 Royal Fern Ln., N.  
Naples, FL 34110

**Joseph W. MacAvoy**

3202 Route 212  
Hellertown, PA 18055

Attorney for Persons 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@richardsonsellors.com

February 13, 20, 2026 26-00584L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA**PROBATE DIVISION****CASE NO: 25-CP-002573****IN RE: ESTATE OF****KAREN TOTH****Deceased.**

The administration of the estate of KAREN TOTH deceased, whose date of death was April 29th, 2025, is pending in the Circuit Court for Lee, 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, including unmaturing, contingent, or unliquidated claims, 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 must file claims 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 YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 13, 2026.

**/s/ Jeffrey Toth****Jeffrey Toth -****Personal Representative**

/s/ Donald Isaac

Donald Isaac Attorney at Law

Florida Bar No. 394106

5237 Summerlin Commons Blvd.

Suite 310

Fort Myers, FL 33916

239-275-2200

disaac@donaldisaacaw.com

February 13, 20, 2026 26-00577L

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File Number**  
**36-2025-CP-003898-AO-01CH**  
IN RE: Estate of  
**JANELL M. MOSES**  
Deceased

The administration of the estate of JANELL M. MOSES, deceased, whose date of death was September 20, 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.

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.

The date of the first publication of this notice is February 13, 2026

**Personal Representative:****Rya V. Counes**

1126 Hawthorne Avenue

Janesville, WI 53545

WIDERMAN MALEK, PL

Attorney for Personal Representative

Scott C. Dixon, Esquire

Florida Bar Number 0109797

1990 W. New Haven Ave., Suite 201

Melbourne, FL 32904

321-255-2332

Email: sdixon@USLegalTeam.com

February 13, 20, 2026 26-00551L

## FIRST INSERTION

**NOTICE TO CREDITORS AND NOTICE OF ADMINISTRATION OF TRUST RE: THE MYRNA L. LAMBERT REVOCABLE TRUST DATED MAY 15, 2023****NOTICE TO CREDITORS IN RE: THE MYRNA L LAMBERT REVOCABLE TRUST DATED MAY 15, 2023**

The administration of the Myrna L Lambert Revocable Trust, whose date of death was January 29, 2026, is pending. Myrna L Lambert was a resident of Lee County, Florida. The name and address of the Successor Trustee are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate or the aforementioned Trust, on whom a copy of this notice is required to be served, must file their claims with the Successor Trustee 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 other persons having claims or demands against the decedent's estate or the Trust must file their claims with the Successor Trustee 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 STATUTE SECTION 733.702 AND THE FLORIDA TRUST 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.

Date of first publication: February 13, 2026.

**Successor Trustee: Rachel Brady**

3116 Pilgrims Point Lane

Pearland, TX 77581

Phone: 832-563-8000

February 13, 20, 2026 26-00573L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000262**  
Division: Probate  
IN RE: ESTATE OF  
**DANIEL S. VAN RIPER,**  
Deceased.

The administration of the estate of Daniel S. Van Riper, 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 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 sur-

living 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 February 13, 2026.

**Personal Representative:****Linda Mae Coppa**

107 South Glen Rd.

Kinnelon, NJ 07405

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

Fax: (239) 936-7997

E-Mail: lowells@trustska.com

Secondary E-Mail:

bethm@trustska.com

4917-0093-2487, v. 1

February 13, 20, 2026 26-00531L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000293**  
Division Probate  
IN RE: ESTATE OF  
**THOMAS R. STILING,**  
Deceased.

The administration of the estate of THOMAS R. STILING, deceased, whose date of death was November 27, 2025, is pending in the Circuit Court for Lee

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 2026-CP-00312**  
**Division: Probate**  
**IN RE: ESTATE OF GAIL A. OUMMET**  
**a/k/a GAIL ANN OUMMET**  
**Deceased.**

The administration of the estate of Gail A. Oummet a/k/a Gail Ann Oummet, deceased, whose date of death was November 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., 2nd Floor, 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 February 13, 2026.

**Personal Representative:**

**Carol Gutowski**  
15 Nicotiana Court  
Homosassa, FL 34446

Attorney for Personal Representative:  
Forrest J. Bass, Esq.  
Florida Bar No.: 68197  
Farr Law Firm, PA  
99 Nesbit Street  
Punta Gorda, FL 33950  
Telephone: (941)639-1158  
Fax: (941)639-0028  
E-Mail: fbass@farr.com  
Secondary E-Mail: msleeper@farr.com  
and probate@farr.com  
February 13, 20, 2026 26-00572L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 362026CP000255A001CH**  
**Division: P(2)**  
**IN RE: ESTATE OF LAURA R. SCHNEEBERGER**  
**Deceased.**

The administration of the estate of Laura R. Schneeburger, deceased, whose date of death was April 3, 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 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 February 13, 2026.

**Personal Representative:**

**Jill Hamon**  
1014 Candlelight Drive  
Lehigh Acres, Florida 33974

Attorney for Personal Representative:  
/s/ Heather L. Smith  
Beacon Legacy Law™  
John J. Mangan, Jr., Esq. /  
FL Bar #: 10020  
Heather L. Smith, Esq. /  
FL Bar #: 610593  
For the Firm  
901 SW Martin Downs Blvd., Ste. 205  
Palm City, FL 34990  
Telephone: (772) 324-9050  
Fax: (772) 919-4291  
E-Mail: hsmith@beaconlegacylaw.com  
Secondary E-Mail:  
paralegals@beaconlegacylaw.com  
Attorney for Petitioner/Personal Representative  
February 13, 20, 2026 26-00533L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003856**  
**IN RE: ESTATE OF RONALD VINCENT MORGAN, SR.**  
**Deceased.**

The administration of the estate of Ronald Vincent Morgan, Sr., deceased, whose date of death was October 26, 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. 732.2211, 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 February 13, 2026.

**Personal Representative:**

**Lori Sue Woodward**  
5129 SE 27th Street  
Des Moines, Iowa 50320

Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Adrian P. Thomas, Attorney  
Florida Bar Number: 981559  
ADRIAN PHILIP THOMAS, P.A.  
1000 Corporate Drive, Suite 300  
Fort Lauderdale, FL 33334  
Telephone: (954) 764-7273  
Fax: (954) 764-7274  
E-Mail: legal-service@aptpa.com  
Secondary E-Mail:  
athomas@aptpa.com;  
vnieto@aptpa.com  
February 13, 20, 2026 26-00532L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 26 CP 279**  
**IN RE: ESTATE OF ELIZABETH A. MORAN,**  
**DECEASED.**

The administration of the estate of ELIZABETH A. MORAN, deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026.

**JOHN J. MORAN**

**Personal Representative**  
780 Bedford Road  
Grosse Pointe Park, MI 48230

JUAN D. BENDECK  
Attorney for Personal Representative  
Florida Bar No. 78298  
DENTONS COHEN & GRIGSBY  
9110 Strada Place, Suite 6200  
Naples, FL 34108  
Telephone: 239-390-1900  
Email: juan.bendeck@dentons.com  
Secondary Email:  
tami.panozzo@dentons.com  
February 13, 20, 2026 26-00549L

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-003498**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**VANWOOD JEAN BAPTISTE, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed January 29, 2026 entered in Civil Case No. 25-CA-003498 of the Circuit Court of the Twentieth Judicial Circuit Judicial Circuit in and for Lee County Ft. Myers, Florida, the Clerk of Court, Clerk of Court of Lee County, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 AM on 19 day of March, 2026 on the following described property as set forth in said Summary Final Judgment:

Lot 5, Block 48, Unit 12, Twin Lake Estates, Lehigh Acres, Section 3, Township 45 South, Range 27 East, according to the plat thereof as recorded in Plat Book 15, Page 218, of the Public Records of Lee County, Florida.

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

Dated this day of 02/05/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: N Wright-Angad  
Deputy Clerk

MCCALLA RAYMER LEIBERT  
PIERCE, LLP, ATTORNEY FOR  
PLAINTIFF  
110 SE 6TH STREET  
FORT LAUDERDALE, FL 33301  
(855) 281-3909  
MRSERVICE@MCCALLA.COM  
25-12300FL  
February 13, 20, 2026 26-00536L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 26-CP-343**  
**Division: Probate**  
**IN RE: ESTATE OF RUTH S. GAMBLE,**  
**Deceased.**

The administration of the Estate of Ruth S. Gamble, deceased, whose date of death was January 5, 2026, 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 732.2211.

The date of first publication of this Notice is February 13, 2026.

**Personal Representative:**

**Jeffrey G. Cory**  
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: kevin@trustska.com  
hollyk@trustska.com  
4910-4255-8091, v. 1  
February 13, 20, 2026 26-00567L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 25-CA-001392**  
**SELENE FINANCE, LP**  
**Plaintiff(s), vs.**  
**ELIZABETH A POTTER; SOLAR MOSAIC LLC**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 4, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of March, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOTS 23 AND 24, BLOCK 986, CAPE CORAL, UNIT 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 117-144, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 202 Southeast 19th Street, Cape Coral, FL 33990

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.

02/05/2026

Kevin Karnes  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: N Wright-Angad  
Deputy Clerk

Padgett Law Group,  
Attorney for Plaintiff  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
attorney@padgettlawgroup.com  
TDP File No. 25-013344-1  
February 13, 20, 2026 26-00539L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**File No. 26-CP-000242**  
**Division Probate**  
**IN RE: ESTATE OF VIVIAN C. ROBERTS-SALLEY,**  
**Deceased.**

The administration of the estate of VIVIAN C. ROBERTS-SALLEY, 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 Lee County Circuit Court, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026.

**Personal Representative:**

**/s/ Deitra S. Williams**  
**DEITRA S. WILLIAMS,**  
**aka DEITRA SALLEY WILLIAMS**  
9506 Lehr Court  
Manassas, VA 20110

Attorney for Personal Representative:  
/s/ Gregory J Nussbickel  
Gregory J. Nussbickel  
E-Mail Addresses:  
greg@will.estate  
christine@will.estate  
Florida Bar No. 0580643  
The Nussbickel Law Firm P.A.  
12487 Brantley Commons Court  
Fort Myers, FL 33907  
Telephone: (239)900-9455  
February 13, 20, 2026 26-00568L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
**File No. 26-CP-000241**  
**Division Probate**  
**IN RE: ESTATE OF NORMA J. SMITH,**  
**AKA NORMA JANE SMITH,**  
**Deceased.**

The administration of the estate of NORMA J. SMITH, aka NORMA JANE SMITH, deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2026.

**Personal Representative:**

**/s/ Catherine A. Goold**  
**CATHERINE GOOLD**  
8529 Concord Hills Circle  
Cincinnati, OH 45243

Attorney for Personal Representative:  
/s/ Gregory J Nussbickel  
Gregory J. Nussbickel  
E-Mail Addresses:  
greg@will.estate  
christine@will.estate  
Florida Bar No. 0580643  
The Nussbickel Law Firm P.A.  
12487 Brantley Commons Court  
Fort Myers, FL 33907  
Telephone: (239)900-9455  
February 13, 20, 2026 26-00569L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO.: 25-CP-3552**  
**IN RE: ESTATE OF CHARMINE M. KERCHNER,**  
**Deceased.**

The administration of the estate of Charmaine M. Kerchner, deceased, whose date of death was July 21, 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 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.

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, Flor-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 13, 2026.

**Jiles W. Herron,**

**Personal Representative**  
10150 Ridge Rd.,  
Goodrich, MI 48438

/s/ Matthew A. Linde  
Matthew A. Linde, Esq.  
FL Bar No.: 528791  
LINDE, GOULD & ASSOCIATES  
12693 New Brittany Blvd.  
Fort Myers, Florida 33907  
Telephone: (239) 939-7100  
Facsimile: (239) 939-7104  
malinde@lindegould.com  
courtfilings@lindegould.com  
Attorneys for Personal Representative  
February 13, 20, 2026 26-00585L

IV20906\_V11

**SAVE TIME**

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

## -- ACTIONS / SALES --

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-368  
IN RE: ESTATE OF  
**HOWARD CRAIG HANSEN**  
Deceased.

The administration of the estate of Howard Craig Hansen, deceased, whose date of death was December 16, 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 13, 2026.

**Personal Representative:**

**Johanna Kay Hansen**  
70 Riverdale Avenue, Unit 903  
Greenwich, Connecticut 06831  
Attorney for Personal Representative:  
Haylee N. Blessing  
Attorney  
Florida Bar Number: 1059314  
Henderson, Franklin, Starnes & Holt, P.A.  
3451 Bonita Bay Blvd., Suite 206  
Bonita Springs, Florida 34134  
Telephone: (239) 344-1100  
Fax: (239) 344-1200  
E-Mail: haylee.blessing@henlaw.com  
Secondary E-Mail:  
denise.edwards@henlaw.com  
February 13, 20, 2026 26-00579L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-000336  
Division: Probate  
IN RE: ESTATE OF  
**MICHAEL DAVID OWENS,**  
Deceased.

The administration of the Estate of Michael David Owens, deceased, whose date of death was January 20, 2026, 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 13, 2026.

**Personal Representative:**

**Timothy J. Owens**  
17010 SW Albatross Lane  
Beaverton, OR 97007  
Attorney for Personal Representative:  
Joe C. Cuffel  
Attorney for Personal Representative  
Florida Bar Number: 1019964  
SCHOENFELD KYLE &  
ASSOCIATES LLP  
1380 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
Telephone: (239) 936-7200  
Fax: (239) 936-7997  
E-Mail: joec@trustska.com  
4916-0866-2155, v. 1  
February 13, 20, 2026 26-00534L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-000354  
Division: PROBATE  
IN RE: ESTATE OF  
**SCOTT BRIAN GRABIEL,**  
Deceased.

The Administration of the Estate of SCOTT BRIAN GRABIEL, Deceased, Case No. 26-CP-000354, 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 February 13, 2026.

**Personal Representative:**

**CHRIS J. GRABIEL**  
536 Bancroft Way  
Franklin, Tennessee 37064  
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 34102-5803  
Tele: (239) 434-5922/  
Cell: (239) 290-1186  
chris@christophermastlaw.com  
www.christophermastlaw.com  
February 13, 20, 2026 26-00603L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-330  
Division Shenko, James R.  
IN RE: ESTATE OF  
**ANTHONY BASTEAN**  
Deceased.

The administration of the estate of Anthony Bastea, deceased, whose date of death was January 13, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33919. 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 13, 2026.

**Personal Representative:**

**Zebediah Black**  
331 Stephanie St  
Wylie, Texas 75098  
Attorney for Personal Representative:  
Michele S. Belmont  
Attorney  
Florida Bar Number: 52001  
Belmont Law Group  
8270 College Parkway, #201  
Fort Myers, FL 33919  
Telephone: (239) 848-6552  
E-Mail:  
michele@belmontesq.com  
noelle@belmontesq.com  
February 13, 20, 2026 26-00602L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
File No. 26-CP-000005  
Division Probate  
IN RE: ESTATE OF  
**CONSTANCE J. BUTLER,**  
AKA CONSTANCE JEAN BUTLER,  
Deceased.

The administration of the estate of CONSTANCE J. BUTLER, aka CONSTANCE JEAN BUTLER, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 February 13, 2026.

**Personal Representative:**

**FRANK J. REALE, JR.**  
7 First St  
South River, NJ 08882  
Attorney for Personal Representative:  
Gregory J Nussbickel  
E-Mail Addresses:  
greg@will.estate  
christine@will.estate  
Florida Bar No. 0580643  
The Nussbickel Law Firm P.A.  
12487 Brantley Commons Court  
Fort Myers, FL 33907  
Telephone: (239)900-9455  
February 13, 20, 2026 26-00570L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000417  
Division Probate  
IN RE: ESTATE OF  
**PARIMALBHAI PATEL**  
Deceased.

The administration of the estate of Parimalbhai Patel, deceased, whose date of death was October 22, 2026, 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. 732.221, 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 13, 2026.

**Personal Representative:**

**Dhruतिकुमारी Parimalbhai Patel**  
1438 SE 31st Terrace  
Cape Coral, Florida 33904  
Attorney for Personal Representative:  
Eviana J. Martin, Attorney  
Florida Bar Number: 36198  
Martin Law Firm, PL  
3701 Del Prado Blvd S.  
Cape Coral, Florida 33904  
Telephone: (239) 443-1094  
Fax: (941) 213-1231  
E-Mail:  
eviana.martin@martinlawfirm.com  
February 13, 20, 2026 26-00596L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-218  
Division Probate  
IN RE: ESTATE OF  
**LAWRENCE C. HULL A/K/A  
LARRY C. HULL**  
Deceased.

The administration of the estate of Lawrence C. Hull a/k/a Larry C. Hull, deceased, whose date of death was December 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 13, 2026.

**Personal Representative:**

**Barbara L. Hull**  
1725 SE 2nd Street  
Cape Coral, Florida 33990  
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 13, 20, 2026 26-00595L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-347  
Division Probate  
IN RE: ESTATE OF  
**MARK MATTHEWS**  
Deceased.

The administration of the estate of Mark Matthews, deceased, whose date of death was January 7, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property 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 13, 2026.

**Personal Representative:**

**Philip Wolf**  
6592 S. Club Road  
St. Anthony, Indiana 47575  
Attorney for Personal Representative:  
Anthony J. Cetrangelo, Attorney  
Florida Bar Number: 0118134  
Henderson, Franklin, Starnes & Holt, P.A.  
8889 Pelican Bay Blvd., Suite 400  
Naples, Florida 34108  
Telephone: (239) 344-1100  
Fax: (239) 344-1200  
E-Mail:  
anthony.cetrangelo@henlaw.com  
Secondary E-Mail:  
barbra.asselta@henlaw.com  
February 13, 20, 2026 26-00597L

## 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. 2025-CA-003057

**JMBA GROUP, LLP**  
Plaintiff, vs.  
**JULIO C. AMAYA, AMAYA DIAZ**  
**MORTGAGE BROTHERS**  
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to an Order amending Final Judgment of Foreclosure nunc pro tunc entered in the above-styled cause on February 2, 2026 in the Circuit Court of Lee County, Florida, Kevin C. Karnes as the Clerk of Court will sell to the highest bidder for cash at www.lee.realforeclose.com at 9:00am on March 5, 2026 the following described property as set forth in the Final Judgment, to wit:

Lot 28, Eastwood Acres, according to the map or plat as recorded in O.R. Book 596, Page 580, Public Records of Lee County, Florida  
Parcel ID: 18-44-26-06-00028.0000  
Physical address: 6941 Eastwood Acres Rd., Fort Myers FL 33905  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of his pends, must file a claim before the clerk reports the surplus as unclaimed.  
Dated this: 02/04/2026

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

Submitted by:  
/s/ Ivan Dimitrov Ivanov, Esq.  
3310 W. Cypress Street, Suite 206  
Tampa FL 33607  
Attorney for Plaintiff  
813-563-6646  
February 13, 20, 2026 26-00537L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(COURT FILING VERSION)  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No.: 25-CP-003693  
Probate: Porter, J Frank  
IN RE: ESTATE OF  
**LAURA LEE COLLIER,**  
Deceased.

The administration of the Estate of LAURA LEE COLLIER, deceased whose date of death was July 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, located at:

Lee County Clerk of Court - Probate Division  
1700 Monroe Street  
Fort Myers, FL 33901  
The name and address of the Personal Representative are:

**Personal Representative:**

**Larry Evan Collier**  
430 Horizon Drive  
North Fort Myers, FL 33903  
All creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THE LATER OF:  
1. Three (3) months after the date of the first publication of this notice, or  
2. Thirty (30) days after the date of service of a copy of this notice on them.

All other creditors must file their claims 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.

February 13, 20, 2026 26-00580L

--- ACTIONS / SALES ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No: 26-CP-297**  
**Division: Probate**  
**IN RE: ESTATE OF ANDREW J. KOWITSKI, Deceased.**

The administration of the Estate of Andrew J. Kowitski 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 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 732.2211.

The date of first publication of this Notice is February 13, 2026.

**Jiles W. Herron, Jacqueline Capro**  
 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  
 hollyk@trustsk.com  
 February 13, 20, 2026 26-00586L

**FIRST INSERTION**  
**NOTICE OF SALE**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION  
**CASE NO.: 25-CA-003624**  
**JOEL NOTES and WANDA NOTES, Plaintiffs, v. VINCENT M. GILBERTI, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and ALL OTHER UNKNOWN PARTIES, including, if a named Defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming by, through, under or against that Defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants, Defendants.**

NOTICE IS HEREBY GIVEN, pursuant to the Final Judgment of Foreclosure entered in this cause on or about February 6, 2026 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, the Clerk shall offer for sale the property situated in Lee County, Florida, described below, at public sale to the highest bidder for cash, except as set forth hereinafter, on March 12, 2026 at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes.

Lot 36, 37 and 38, Block 5557, Cape Coral Unit 84, according to the map or plat thereof as recorded in Plat Book 24, Page 30, Public Records of Lee County, Florida.  
 More commonly known as 1119 and 1121 Jacaranda Parkway E., Cape Coral, FL 33909; Strap #s 19-43-24-C4-05557.0380 and 19-43-24-C4-05557.0360

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 9th day of February, 2026.  
 Kevin C. Karnes  
 Lee County Clerk of Court  
 (SEAL) By: T Mann  
 Deputy Clerk

Attn: Matthew Toll, Esq.  
 TOLL LAW  
 210 Del Prado Blvd. S., Ste. 1  
 Cape Coral, FL 33990  
 matt@matthewtoll.com  
 (239) 257-1743  
 February 13, 20, 2026 26-00575L

**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-006373**  
**PLANTATION BEACH CLUB II OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. BARBARA A. DAMKO, DEBORAH LYNN DAMKO, LAURA DAMKO, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST BARBARA A. DAMKO, Defendant(s).**

NOTICE IS HEREBY GIVEN THAT the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on March 12, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Lee County, Florida:  
 Unit Week 43 & 44 in Condominium Parcel Letter F (a/k/a Unit 1036) of PLANTATION BEACH CLUB II, PHASE 3, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1344 at Page 2348 in the Public Records of Lee County Florida and all amendments thereto, if any.

pursuant to the Final Judgment of 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 2/09/2026

Kevin C. Karnes  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 (SEAL) BY: N Wright-Angad  
 Deputy Clerk  
 Padgett Law Group, Attorney for Plaintiff  
 6267 Old Water Oak Road, Suite 203  
 Tallahassee, FL 32312  
 attorney@padgettlawgroup.com  
 TDP File No. 24-002157-1  
 February 13, 20, 2026 26-00542L

**FIRST INSERTION**  
**AMENDED NOTICE OF FORECLOSURE SALE**  
**(amended only to correct scrivener's error on Plaintiff's name)**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION  
**CASE NO.: 25-CA-002775**  
**ROUNDPOINT MORTGAGE SERVICING LLC, Plaintiff, vs. MARK A. ERNST, et al., Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on February 4, 2026, in Case No. 25-CA-002775 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein ROUNDPOINT MORTGAGE SERVICING LLC, is Plaintiff, and MARK A. ERNST and LORIE MARIE ERNST are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 5th day of March, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 56 AND 57, BLOCK 3646, CAPE CORAL UNIT 48, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 135, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA  
 Also known as 900 NW EMBERS TER, CAPE CORAL, FL 33993 (the "Property")  
 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 02/04/2026  
 Kevin Karnes  
 Clerk of Court, Lee County  
 (SEAL) By: N Wright-Angad  
 Deputy Clerk of Court  
 February 13, 20, 2026 26-00538L

**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-004444**  
**UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, v. WILLIAM PROCTOR, III, et al., Defendants.**

NOTICE IS HEREBY GIVEN THAT Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on March 19, 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 22, BLOCK 35, RESUBDIVISION OF BLOCKS 35, 38, 47, THE EAST HALF OF BLOCK 34 AND THE WEST HALF OF BLOCK 36, SUNCOAST ESTATES, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 8 AND 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 TOGETHER WITH THAT 1981 FLOR MOBILE HOME, VIN'S GDOCF17817847A AND GDOCF17817847B, TITLE NO. 19632194 AND 19632193.  
 Property Address: 8075 Penny Drive, North Fort Myers, FL 33917

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 2/10/2026  
 Kevin C. Karnes  
 Clerk of the Circuit Court  
 (SEAL) By: T Mann  
 DEPUTY CLERK  
 Tiffany & Bosco, P.A.  
 1201 S. Orlando Ave., Suite 430  
 Winter Park, FL 32789  
 florida@tandb.com  
 February 13, 20, 2026 26-00589L

**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-007495**  
**PLANTATION BAY VILLAS OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. TIMOTHY E. KLINE AND JOAN B. KLINE, 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 Number(s) 17 & 20, in Condominium Parcel Unit 970, of Plantation Bay Villas, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Record Book 2168, Page 1706, 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 day of 02/06/2026

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  
 49245, 49247 / 4-51764, 4-55069  
 February 13, 20, 2026 26-00546L

**FIRST INSERTION**  
**NOTICE OF RESCHEDULED SALE**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 CIVIL ACTION  
**CASE NO.: 36-2023-CA-006694**  
**WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN ABS MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff, vs. DUANE CHAMBERLAIN II AKA DUANE CHAMBERLAIN AKA DUANE G. CHAMBERLAIN, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 13, 2026, and entered in Case No. 36-2023-CA-006694 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Wells Fargo Bank, National Association, as Trustee for Lehman ABS Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, is the Plaintiff and Duane Chamberlain II aka Duane Chamberlain aka Duane G. Chamberlain, Valerie L Chamberlain aka Valerie Chamberlain, Achieva Credit Union successor by merger to Preferred Community Bank, Daniels Preserve Homeowners' Association, Inc., are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 5th day of March, 2026, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 52, BLOCK 3, DANIELS PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 A/K/A 11914 COUNTRY DAY CIR FORT MYERS FL 33913  
 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 in Lee County, Florida this 02/09/2026

Kevin C. Karnes  
 Clerk of the Circuit Court  
 Lee County, Florida  
 (SEAL) By: T Mann  
 Deputy Clerk

Albertelli Law  
 Attorney for Plaintiff  
 P.O. Box 23028  
 Tampa, FL 33623  
 (813) 221-4743  
 IN-23-004122  
 February 13, 20, 2026 26-00576L

**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-006472**  
**PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. NEIL COLEMAN, 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 34 in Condominium Parcel 7 (a/k/a Unit 1007), of PLANTATION BEACH CLUB I, PHASE A, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1413 at Page 264 in the Public Records of Lee County Florida and all amendments thereto, if any. Amended in Official Records Book 1513 at Page 1925, Public records of Lee County, Florida.

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 02/06/2026,

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  
 49294 / 5-80670  
 February 13, 20, 2026 26-00548L

**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-005240**  
**HURRICANE HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. CLAUDE OGOREK AND LOIS I. OGOREK, 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. 17 in Condominium Parcel 107 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 day of 02/06/2026

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  
 49394 / 11-59458  
 February 13, 20, 2026 26-00547L

**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  
**16-GA-000035**  
**IN RE: The Guardianship of Michael Diliberto**

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 Michael Diliberto, Person Subject to Guardianship  
 Case number 16-GA-000035, \$706.85 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 02/04/2026, on behalf of Michael Diliberto.

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: February 10, 2026

KEVIN C. KARNES,  
 CLERK OF CIRCUIT COURT  
 Lee County  
 1700 Monroe St.  
 Ft. Myers, FL 33901  
 By: s/ Christine Strufe  
 Deputy Clerk  
 Feb. 13; Mar. 13, 2026 26-00583L

**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.

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

CASE NO. 25-CA-004217

**KEYBANK, NA,**  
Plaintiff, vs.  
**HARLEY THOMAS BRIEN AKA HARLEY  
HARLEY T. BRIEN AKA HARLEY  
BRIEN, et. al.,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 25-CA-004217 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein, KEYBANK, NA, Plaintiff, and, HARLEY THOMAS BRIEN AKA HARLEY T. BRIEN AKA HARLEY BRIEN, et. al., are Defendants, Clerk of Circuit Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com, on March 12, 2026 at 09:00 AM, the following described property:

LOT 4, BLOCK 56, UNIT 17,  
MIRROR LAKES, SECTION  
18, TWP 45 S., RGE 27 E., A  
SUBDIVISION OF LEHIGH  
ACRES, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 27, PAGES  
83 - 160, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

DATED this 2/10/2026

KEVIN C. KARNES  
Clerk Circuit Court  
(SEAL) By: T Mann  
Deputy Clerk23-001949 / Jean Schwartz  
Submitted by:  
GREENSPOON MARDER, LLP  
February 13, 20, 2026 26-00588L

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CASE NO.: 25-CA-004756**SERVIBANK, N.A.,**Plaintiff, v.  
**BORIS BURRAGE, et al,**  
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 9, 2026 and entered in Case No. 25-CA-004756 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein BORIS BURRAGE, is the Defendant. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on March 5, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 84, IN BLOCK K, OF RIVER HALL COUNTRY CLUB, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NUMBER 2006000409514, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AND commonly known as: 17393 WALNUT RUN DR, ALVA , FL 33920 (the "Property").

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

WITNESS my hand and the seal of the court on 02/11/2026

Kevin C. Karnes  
As Clerk of the Circuit Court  
Lee County, Florida  
(SEAL) T Mann  
DEPUTY CLERKGHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Anya E. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 81855  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
fcpleadings@ghidottiberger.com  
February 13, 20, 2026 26-00606L

## FIRST INSERTION

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

CASE NO. 24CA008044

**PALMETTO PINE ESTATES  
HOMEOWNERS ASSOCIATION,  
INC.,**  
Plaintiff, v.  
**ROBERT D. KASPER, CHERYL M.  
KASPER, CITY OF CAPE CORAL,  
FLORIDA, UNKNOWN TENANT #1  
AND UNKNOWN TENANT #2,**  
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida on February 5, 2026, I will sell the property situated in Lee County, Florida, described as:

Lot 20, Block 7006, PALMETTO PINE ESTATES, according to the map or plat thereof as recorded in Plat Book 79, Pages 1 and 2 of the Public Records of Lee County, Florida.  
Property Address: 917 Palmetto Pointe Circle, Cape Coral, FL 33991.

at public sale, to the highest and best bidder, for cash, on March 12, 2026, beginning at 9:00 a.m. at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.  
Dated: 2/10/2026Kevin C. Karnes,  
As Clerk of the Court  
(SEAL) By: T Mann  
Deputy ClerkG. Tyler Baillargeon, Esq.,  
Goede, DeBoest & Cross, PLLC,  
Attorney for Plaintiff,  
tbailargeon@gadclaw.com  
kgermanis@gadclaw.com  
February 13, 20, 2026 26-00591L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDAPROBATE DIVISION  
CASE NO. 26-CP-433  
IN RE: ESTATE OF  
SUSAN ELSON PRICE,  
Deceased.

The administration of the Estate of SUSAN ELSON PRICE, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, FL 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 date of first publication of this notice is February 13, 2026.

**GABRIEL PRICE****Co-Petitioner  
ABIGAIL MONTGOMERY  
Co-Petitioner**

/s/ RICHARD M. RICCIARDI, JR., ESQ.

RICHARD M. RICCIARDI, JR., ESQ.  
Florida Bar No. 90567  
YOUR ADVOCATES, PA  
Attorneys for Petitioners  
2050 McGregor Boulevard  
Fort Myers, Florida 33901  
(239) 689-1096 (telephone)  
rricciardi@your-advocates.org  
February 13, 20, 2026 26-00609L

## 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. 26-CA-000060

**LAKEVIEW LOAN SERVICING,  
LLC,**  
Plaintiff, vs.  
**KEILA SANCHEZ MORALES  
A/K/A KEILA SANCHEZ AND  
ANGEL HERNANDEZ, et. al.**  
Defendant(s),  
TO: VIVIAN MARIE SAEZ,  
whose last known residence is: 2314  
NW 18TH TERRACE, CAPE CORAL,  
FL 33993

and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 1 AND 2, BLOCK 3899,  
CAPE CORAL SUBDIVISION  
UNIT 53, ACCORDING-TO-THE-MAP OR PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 19, PAGE(S) 64THROUGH 78, INCLUSIVE,  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA

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

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 9th day of February, 2026.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: K Shoap  
DEPUTY CLERKRobertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-348196  
February 13, 20, 2026 26-00582L

## FIRST INSERTION

**NOTICE OF FORECLOSURE  
SALES****[Sale of Property 1, Property 2, and  
Property 8 only]**IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDACIVIL DIVISION  
Case No.: 24-CA-007468**WILMINGTON SAVINGS FUND  
SOCIETY FSB, not in its individual  
capacity, but solely as trustee for  
Residential Mortgage Aggregation  
Trust,**  
Plaintiff, v.  
**FRAZIER UNIQUE HOMES LLC;  
OCTEON MCCALL a/k/a OCTEON  
C. MCCALL; et al.**  
Defendants.NOTICE IS HEREBY GIVEN pursuant to Summary Final Judgment of Foreclosure dated August 18, 2025 (the "Judgment") and Order Granting Plaintiff's Motion for Clerk to Reopen Case and Reschedule Foreclosure Sale dated February 9, 2026 ("Order"), both entered in the above Case No. 24-CA-007468 of the Circuit Court for Lee County, Florida, I will sell by separate sales subject Property 1, Property 2, and Property 8, more specifically described below, to the highest and best bidder for cash at three separate public sales to be held on the 12th day of MARCH, 2026, at 9:00 a.m., each sale to be conducted electronically online at three separate sales at the following website www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes. Plaintiff's credit bid for each of the three separate sales shall only be the total amount due as to each respective Count, and not the total of the separate total sums specified in Paragraph 4(a), Paragraph 4(b), and Paragraph 4(h) of the Judgment.  
AS TO COUNT II  
Loan No. xxxxx9867  
1003 NE 10th Place, Cape Coral,FL 33909 - Property 1  
Lots 32 and 33, Block 2056,  
CAPE CORAL UNIT 31, according to the Plat thereof, as recorded in Plat Book 14, at Page 149, of the Public Records of Lee County, Florida.  
AS TO COUNT V  
Loan No. xxxxx9870  
1213 NE 11th Terrace, Cape Coral, FL 33909 - Property 2  
Lots 22 and 23, Block 2058,  
CAPE CORAL UNIT 31, according to the plat thereof recorded in Plat Book 14, Pages 149 through 165, inclusive, of the Public Records of Lee County, Florida.  
AS TO COUNT XXIII  
Loan No. xxxxx9873  
4304 Jacaranda Parkway, Cape Coral, FL 33993 - Property 8  
Lots 22 and 23, Block 5200,  
CAPE CORAL UNIT 83, according to the plat thereof, recorded in Plat Book 23 Page 41, inclusive 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 in accordance with Florida Statutes, Section 45.031.  
02/11/2026KEVIN C. KARNES  
Clerk of the Circuit Court &  
Comptroller  
(SEAL) BY: T Mann  
Deputy ClerkGerald D. Davis, Esquire  
TRENAM LAW  
200 Central Avenue, Suite 1600  
St. Petersburg, FL 33701  
(727)896-7171  
gdavis@trenam.com |  
bshepard@trenam.com |  
ohoeppner@trenam.com  
February 13, 20, 2026 26-00611L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA  
CASE NO.: 25-CA-002286**U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS OWNER TRUSTEE OF  
THE LB-PLAT SERIES VI TRUST,**  
Plaintiff, v.  
**ALL UNKNOWN HEIRS,  
BENEFICIARIES, LEGATEES,  
DEVEISEES, PERSONAL  
REPRESENTATIVES, CREDITORS  
AND ANY OTHER PERSON  
CLAIMING BY, THROUGH,  
UNDER OR AGAINST JOHN F.  
FELDMANN, DECEASED; et al,**  
Defendant(s).To the following Defendant(s):  
JUDITH ANN KEOWN A/K/A JUDY  
FELDMANN KEOWN  
(Last Known Address: 1508 Village Way, Jesup, GA 31545)

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

LOT 68, BLOCK 1, UNIT 3,  
MATLACHA ISLES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25,PAGE 155, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 12164 MOON SHELL DR, CAPE CORAL, FL 33911

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 02/11/2026

Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: K Harris  
As Deputy ClerkGhidotti | Berger LLP,  
Attorney for Plaintiff,  
10800 Biscayne Blvd., Suite 201,  
Miami, FL 33161  
February 13, 20, 2026 26-00612L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA - CIVIL ACTION  
CASE NO.: 25CA6681**WILLOWS ASSOCIATION, INC.,  
a Florida Not-For-Profit  
Corporation,**  
Plaintiff, v.**ZORYAM REYES FALCON,  
UNKNOWN SPOUSE OF ZORYAM  
REYES FALCON, SECRETARY OF  
HOUSING AND URBAN  
DEVELOPMENT, and UNKNOWN  
TENANT(S)/OCCUPANT(S),**  
Defendants.TO: ZORYAM REYES FALCON AND  
UNKNOWN SPOUSE OF ZORYAM  
REYES FALCONLast Known Address: 1314 WEEPING  
WILLOW COURT, CAPE CORAL, FL  
33909

YOU ARE NOTIFIED that an action for foreclosure of mortgage on the following property in Lee County, Florida:

Lot 36, block 7060, Coral Lakes-Tract 3, according to the plat thereof recorded under Clerk's File Number 2006000055857, Public Records of Lee County, Florida. TOGETHER WITH all the tenements, hereditaments

and appurtenances thereto belonging or in anywise appertaining. Parcel ID #30-43-24-C2-01060.0360

Property Address: 1314 Weeping Willow Court, Cape Coral, FL 33909

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 &amp; 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 6th day of February 2026.

Kevin C. Karnes, Clerk of the Court  
(SEAL) By: K Harris  
As Deputy ClerkKristie P. Mace, Esq.,  
Goede, DeBoest & Cross, PLLC,  
2030 McGregor Boulevard,  
Ft. Myers, FL 33901  
kmace@gadclaw.com and  
kgermanis@gadclaw.com  
February 13, 20, 2026 26-00560L

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDACIVIL DIVISION  
Case No. 26-CA-000103**DEVONWOOD ESTATES  
HOMEOWNERS ASSOCIATION,  
INC.**Plaintiff, v.  
**JACQUELINE M. FULLER;  
THE UNKNOWN SPOUSE OF  
JACQUELINE M. FULLER; AND  
THE UNKNOWN TENANT(S)/  
OCCUPANT(S) IN POSSESSION**  
Defendants.TO: JACQUELINE M. FULLER; THE  
UNKNOWN SPOUSE OF JACQUELINE M. FULLER; AND THE UNKNOWN TENANT(S)/OCCUPANT(S) IN POSSESSION,  
Last Known Address: 6870 Lake Devonwood Drive, Fort Myers, Florida 33908

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

LOT 3, BLOCK 2, DEVONWOOD ESTATES, a Subdi-

vision, according to the plat thereof, recorded in Plat Book 57, Pages 43 through 45, inclusive, in the Public Records of Lee County, Florida (the "Property").

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Dominick Mezzoline, Esq., Pope, Mazzara &amp; Menendez, PLLC, 5252 Summerlin Commons Way, Unit 104, Fort Myers, Florida 33907 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 6th day of February, 2026.

Kevin C. Karnes, Clerk of the Court  
(SEAL) By: K Harris  
As Deputy ClerkDominick Mezzoline, Esq.,  
Pope, Mazzara & Menendez, PLLC,  
5252 Summerlin Commons Way,  
Unit 104,  
Fort Myers, Florida 33907  
Dominick Mezzoline, Esq.,  
dmezzoline@popemazzara.com;  
gretchenkrohn@popemazzara.com  
February 13, 20, 2026 26-00554L

## 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-004111

**BANK OF AMERICA, N.A.,**  
Plaintiff, vs.**ESTATE OF A. DEWEY HARDIN  
A/K/A ADMIRAL DEWEY  
HARDIN, DECEASED; UNKNOWN  
HEIRS, DEVEISEES, GRANTEEES,  
ASSIGNEES, CREDITORS,  
LIENORS, TRUSTEES OF A.****DEWEY HARDIN A/K/A ADMIRAL  
DEWEY HARDIN, DECEASED;  
KAREN DEAN DYER; JOHN  
RANDALL HARDIN; BRIDGET  
DAWNE GIVENS; VANESSA  
HARDIN; JONATHAN HARDIN;****KAYDEN EASTMAN; ESTATE  
OF ROBERT LEE HARDIN,  
DECEASED; UNKNOWN  
HEIRS, DEVEISEES, GRANTEEES,  
ASSIGNEES, CREDITORS,  
LIENORS, TRUSTEES OF ROBERT  
LEE HARDIN, DECEASED;****ESTATE OF GENEVIEVE DIANE  
HARDIN, DECEASED; UNKNOWN  
HEIRS, DEVEISEES, GRANTEEES,  
ASSIGNEES, CREDITORS,  
LIENORS, TRUSTEES OF  
GENEVIEVE DIANE HARDIN,  
DECEASED; UNKNOWN  
TENANT(S) IN POSSESSION #1****N/K/A JANE DOE, are Defendants.**  
I will sell to the highest bidder for cash, www.lee.realforeclose.com, at 9:00 AM, on the 5th day of March, 2026, the following described real property as set forth in said Judgment, to wit:

LOTS 18 AND 19, BLOCK 1529, CAPE CORAL SUBDIVISION, UNIT 17, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 14, PAGES 23 TO 38, INCLUSIVE, 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 02/05/2026.

KEVIN C. KARNES  
CLERK OF THE COURT  
(SEAL) By: N Wright-Angad  
Deputy ClerkAttorney 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  
25-51838  
February 13, 20, 2026 26-00541L**Who benefits from legal notices?**

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large. When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-000087  
IN RE: ESTATE OF  
**REBECCA J. DESANTIS, A/K/A REBECCA BEGGS DESANTIS REBECCA DESANTIS REBECCA JEAN BEGGS DESANTIS**  
Deceased.

The administration of the estate of REBECCA J. DESANTIS, a/k/a REBECCA BEGGS DESANTIS, REBECCA DESANTIS, REBECCA JEAN BEGGS DESANTIS, 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, 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 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: February 13, 2026.

**Evan DeSantis**  
**Personal Representative**  
17751 Castle Harbor Dr.  
Fort Myers, FL 33967  
Christopher Marsala, Esq.  
Attorney for Petitioner  
Florida Bar No. 936766  
McLaughlin & Stern, PLLC  
5150 Tamiami Trail North, Suite 602  
Naples, Florida 34103  
Telephone: (239) 207-3051  
Email:  
cmarsala@mclughlinstern.com  
Secondary Email:  
dbaez@mclughlinstern.com  
February 13, 20, 2026 26-00608L

FIRST INSERTION

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

Case No.: 25-CA-005324  
**SERVICEMAC, LLC, Plaintiff, vs. TERRELL CHAPMAN; ET AL Defendant(s).**

To the following Defendant(s):  
TERRELL CHAPMAN  
Last Known Address  
6037 LACOTA AVE  
FORT MYERS, FL 33905  
UNKNOWN SPOUSE OF TERRELL CHAPMAN  
Last Known Address  
6037 LACOTA AVE  
FORT MYERS, FL 33905

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

LOT 21, BLOCK 74, UNIT 13, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 18, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
a/k/a 6037 LACOTA 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 Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after

the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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 6th day of February, 2026.

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

Submitted by:  
Marinosci Law Group, P.C.  
100 W. Cypress Creek Road, Suite 1045  
Fort Lauderdale, FL 33309  
Telephone: (954) 644-8704  
Facsimile: (754) 206-1971  
February 13, 20, 2026 26-00558L

FIRST INSERTION

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

Case No.: 25-CA-006228  
**ELLINGTON EMPIRE FUND LLC, Plaintiff, v. TOTAL FLORIDA LLC, a Florida Limited Liability Company; JOHENNY MARTINEZ SOCORRO, an Individual; LUIGI RANIERI, an Individual; RMG DEVELOPMENTS LLC, a Florida Limited Liability Company; UNKNOWN SPOUSE OF ROLANDO SANCHEZ-MEDINA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.**

To the following Defendant(s):  
UNKNOWN SPOUSE OF ROLANDO SANCHEZ-MEDINA  
(RESIDENCE UNKNOWN)  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 71 AND 72, BLOCK 2335, UNIT 36, OF 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.  
a/k/a 2908 NE 7th Pl, Cape Coral, FL 33909

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronen-

berg, Attorney for Plaintiff, whose 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 02/06/2026

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  
February 13, 20, 2026 26-00553L

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION  
CASE NO. 2026-CA-000371  
**RONALD L. DAVIS Plaintiff, vs. DONNA BOLEMAN, if living, and if Deceased, THE UNKNOWN HEIRS, DEVISEES and BENEFICIARIES OF DONNA BOLEMAN, WOODROW BOLEMAN, BEACON SQUARE HOMEOWNERS ASSOCIATION, INC. and UNKNOWN TENANTS IN POSSESSION, Defendants.**

TO: UNKNOWN HEIRS, DEVISEES and BENEFICIARIES OF DONNA BOLEMAN  
10431 New Bedford Court  
Lehigh Acres, FL 33936  
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendant(s) are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendant(s) as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following described property in Lee County,

Florida:  
Unit 21-72B of Beacon Square an unrecorded subdivision lying in Section 5, Township 45 South, Range 27 East, Lee County, Florida; said unit being more particularly described as follows:

Commencing at the point of intersection of the centerlines of Laurel Park Drive Southeast and Palm Boulevard as shown on the plat of Laurelwood, as recorded in Plat Book 33, Page 62, of the Public Records of said Lee County. Thence South 35°33'22" West, (bearings are based on said record plat), along said centerline of Palm Boulevard for a distance of 166.90 feet, to the Point of Intersection of said centerline of Palm Boulevard and the prolongation of the Southwest Right-of-Way line of Beaconsire Boulevard (as recorded in O.R.B. 1689, Page 3870 of the Public Records of said Lee County); Thence North 59°08'47" West, along said prolonged Right-of-Way line, a distance of 40.14 feet to the Point of Intersection of the Southwest Right-of-Way line of Beaconsire Boulevard and Northwest Right-of-Way line of Palm Boulevard Southeast; Thence South 35°33'22" West, leaving said Point of Intersection and proceeding along the said Right-of-Way line of said Palm Boulevard, a distance of 195.55 feet; Thence North 55°24'45" West, leaving said Right-of-Way of Palm Bou-

levard, a distance of 30.07 feet; Thence South 34°35'15" West, a distance of 26.17 feet; Thence North 55°24'45" West, a distance of 13.67 feet to the Point of Beginning of the unit herein described:

Thence continuing North 55°24'45" West, a distance of 4.00 feet to the outside of an outside corner of a framed wall; Thence continuing North 55°24'45" West along the outside of said wall a distance of 4.67 feet to the Point of Intersection of the outside of the inside corner of a framed wall and the centerline of the common wall separating Unit 21-72B and Unit 21-71D; Thence continuing North 55°24'45" West leaving said Point of Intersection and proceeding along said centerline of said common wall a distance of 24.83 feet to the Point of Intersection of the end of said centerline of said common wall and the outside of the inside corner of a framed wall; Thence North 10°24'11" West, leaving said Point of Intersection, a distance of 4.24 feet; Thence North 55°24'45" West, a distance of 14.33 feet; Thence South 34°35'15" West, a distance of 37.83 feet; Thence South 55°24'45" East, a distance of 50.83 feet; Thence North 34°35'15" East, a distance of 34.83 feet, returning to the Point of Beginning.  
10431 New Bedford Court, Lehigh Acres, FL 33936

This action has been filed against you and you are required to serve a copy of your written defense, if any, such M. Brian Cheffer, Esquire, Cheffer & Hagan, P.A., Attorneys for Plaintiff, whose address is 2120 McGregor Boulevard, Fort Myers, FL 33901 on or before 30 days after the first publication date, 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 seal of the Court on the 6th day of February, 2026.

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

M. Brian Cheffer, Esq.,  
2120 McGregor Boulevard,  
Fort Myers, FL 33901  
February 13, 20, 2026 26-00562L

FIRST INSERTION

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

Case No.: 25-CA-006159  
**RAY HAGE INVESTMENTS, LLC, a Florida limited liability company; NATALIE ISRAEL SKLAR, an individual; IRON HOME SOLUTIONS, LLC, a Florida limited liability company; PROSPER LAND FLORIDA, LLC, a Florida limited liability company; and BRADLEY DAVIDSON, an individual, Plaintiffs, vs. FLIPWORX, LLC, a Florida limited liability company; KRAMER CRUZ, an individual; MICHAEL SIRI, an individual; and LEE COUNTY BOARD OF COUNTY COMMISSIONERS, Defendants.**

TO: FLIPWORX, LLC, a Florida limited liability company  
KRAMER CRUZ  
MICHAEL SIRI  
Last Known Address: 8957 SW 208TH ST, MIAMI, FL 33189  
YOU ARE NOTIFIED that an action for foreclosure of mortgage on the following property in Lee County, Florida: Lot 10, BRIARCLIFF DOWNS, a subdivision according to the plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida in Plat Book 30, Page 27, Public Records of Lee County, Florida  
PARCEL IDENTIFICATION NUMBER: 32-45-25-L3-01000.0100

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rose But Law, Attorney for Plaintiff, whose address is P.O. BOX 668792, Pompano Beach, FL 33066 within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either 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 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.

WITNESS my hand and seal of this Court on this 6th day of February 2026.

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

Rose Marie But, Esq.  
Law Office of Rose But  
P.O. Box 668792  
Pompano Beach, FL 33066  
Telephone: (954) 588-6277  
Email: rosebutelaw@gmail.com  
February 13, 20, 2026 26-00559L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
Case No.: 25-CA-006111  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. THOMAS C. PAPPAS A/K/A THOMAS C. PAPPAS, JR.; UNKNOWN SPOUSE OF THOMAS C. PAPPAS A/K/A THOMAS C. PAPPAS, JR.; UNITED STATES OF AMERICA, ON BEHALF SECRETARY OF VETERANS AFFAIRS; AMY KELLY; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.**

To the following Defendant(s):  
THOMAS C. PAPPAS A/K/A THOMAS C. PAPPAS, JR.  
205 SE 9th Terrace  
Cape Coral, FL 33990  
UNKNOWN SPOUSE OF THOMAS C. PAPPAS A/K/A THOMAS C. PAPPAS, JR.  
205 SE 9th Terrace  
Cape Coral, FL 33990  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 11 AND 12, BLOCK 1053, CAPE CORAL UNIT 24, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 63 THROUGH 77, INCLUSIVE, OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA  
a/k/a 205 SE 9TH TER, CAPE CORAL, FL 33990

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 02/06/2026

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  
February 13, 20, 2026 26-00555L

FIRST INSERTION

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

Case No.: 2025-CA-005673  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. KRISTINA M. FREY, et al., Defendants.**

TO: Kristina M. Frey  
407 SE 17th Avenue  
Cape Coral, FL 33990  
Kristina M. Frey  
14290 Hickory Links Ct., Apt. 1922  
Fort Myers, FL 33912  
Kristina M. Frey  
234 SW 46th Ter  
Cape Coral, FL 33914  
Kristina M. Frey  
17501 Corkwood Bend Trl.  
Punta Gorda, FL 33982

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Lee County, Florida:  
Lot(s) 5 and 6, Block 1324, CAPE CORAL UNIT 18, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 96 through 120, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, Florida.

FIRST INSERTION

FL 32789, within thirty (30) days from the date of first 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; or 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Lee County, Florida, this 6th day of February, 2026.

Kevin C. Karnes  
Clerk of the Circuit Court of Lee County, Florida  
(SEAL) By: K Harris  
DEPUTY CLERK

Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
February 13, 20, 2026 26-00557L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR, LEE COUNTY, FLORIDA  
CASE NO.: 25-CA-006251  
**GOLDEN PATH CAPITAL LLC, Plaintiff, v. TSAVO GROUP, INC, and WALQUINE LEMY, et al., Defendant(s).**

To the following Defendant(s):  
WALQUINE LEMY  
2536 EAGLE RUN COURT, WESTON, FL 33327  
who is evading service of process and 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 defendant(s), who are not known to be dead or alive, and all parties claiming having or claiming to have any right, title, or interest in the property described in the mortgage being foreclosed herein.

To the following Defendant(s):  
WALQUINE LEMY  
(LAST KNOWN ADDRESS)  
2536 EAGLE RUN COURT, WESTON, FL 33327  
TSAVO GROUP, INC.  
(LAST KNOWN ADDRESS)  
1500 WESTON RD, SUITE 200, WESTON, FL 33326  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described properties:

Lot 17, Block 21, Lehigh Estates, Unit 4, Section 5, Township 45 South, Range 26 East, according to the plat thereof, as recorded in Plat Book 15, Page(s) 84, of the Public Records of Lee County, Florida. A/K/A 4701/4703 30th ST SW, LEHIGH ACRES, FL 33973 & Lot 34, Block 20, Unit 5, LEHIGH ACRES, Section 9, Township 45 South, Range 27 East,

according to the plat thereof, as recorded in Plat Book 27, Page 184, of the Public Records of Lee County, Florida. A/K/A 652/654 CHEMSTRAND STREET E, LEHIGH ACRES, FL 33974

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Khan Law, P.A., Attorney for Plaintiff, whose address is 14707 S. Dixie Hwy, Suite 101, Miami, FLORIDA 33176 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 6th day of February, 2026.

KEVIN C. KARNES  
As Clerk of the Court  
(SEAL) By K Harris  
As Deputy Clerk

Khan Law, P.A.  
14707 S. Dixie Hwy, Suite 101,  
Miami, FL 33176  
Telephone : 305-969-3602  
Facsimile : 305-969-3469  
Email : fkhan@khanlawpa.com  
February 13, 20, 2026 26-00556L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 2026-CP-0304 Division: Probate IN RE: ESTATE OF CANDACE MATHER Deceased.

The administration of the estate of Candace Mather, deceased, whose date of death was January 5, 2026, 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.

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 February 13, 2026.

Personal Representative:

James Benjamin Mather 616 Harbor Drive S Venice, Florida 34285

Attorney for Personal Representative: Janet M. Strickland, FL Bar No. 137472 Neva K. Torres, FL Bar No. 1049725 Attorneys for the 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 February 13, 20, 2026 26-00614L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA 25-CA-002359

PHH MORTGAGE CORPORATION, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, ANY AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOSEPH WHITE A/K/A JOSEPH R. WHITE, DECEASED; JOLENE WHITE; JEFFREY WHITE; STILWELL SOLAR LLC; SUNNOVA SLA MANAGEMENT LLC; MEADOWS EDGE COMMUNITY ASSOCIATION, INC. F/K/A MIRROR LAKES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 9, 2026 in Civil Case No. 25-CA-002359, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, ANY AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOSEPH WHITE A/K/A JOSEPH

R. WHITE, DECEASED; JOLENE WHITE; JEFFREY WHITE; STILWELL SOLAR LLC; SUNNOVA SLA MANAGEMENT LLC; MEADOWS EDGE COMMUNITY ASSOCIATION, INC. F/K/A MIRROR LAKES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on March 26, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK 273, UNIT 70, MIRROR LAKES, SECTION 19, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of the court on 02/11/2026

CLERK OF THE COURT

Kevin C. Karnes (SEAL) T Mann Deputy Clerk

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1221-17182B February 13, 20, 2026 26-00613L

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-006260

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

SEAN O'ROURKE A/K/A SEAN M. O'ROURKE; et al., Defendant(s).

TO: Sean O'Rourke a/k/a Sean M. O'Rourke

Last Known Residence: 1484 Argyle Dr Fort Myers, FL 33919

TO: Unknown spouse of Sean O'Rourke a/k/a Sean M. O'Rourke

Last Known Residence: 1484 Argyle Dr Fort Myers, FL 33919

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

LOT 25, MCGREGOR GARDENS ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 41, PAGES 63 THROUGH 65, INCLUSIVE, IN 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before within in 30 days of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on 02/06/2026

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

ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Ref# 15128 February 13, 20, 2026 26-00561L

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-001952

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff(s), vs.

AUSTIN SHAWN WHITE; ERIKA LYNN FLEMING; THE UNKNOWN SPOUSE OF AUSTIN SHAWN WHITE; THE UNKNOWN TENANT IN POSSESSION Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 9, 2026 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of March, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 19, IN BLOCK 10, OF TIMBER CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2020000059084, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 11575 Canopy Loop, Fort Myers, FL 33913

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

Kevin Karnes CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: T Mann Deputy Clerk

Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-003363-1 February 13, 20, 2026 26-00607L

FIRST INSERTION

AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY

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

CASE NO.: 2025-CA-006914

RANDALL DE OLIVEIRA, Plaintiff, vs. JULIA PELESKEY, Defendant.

TO: JULIA PELESKEY; 729 CHESSIE CT WEST CHESTER, PA 19380

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

LOT 45, BLOCK 2210, CAPE CORAL UNIT 33. ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 40-61 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Parcel ID: 32-43-24-C4-02210.0450

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before March 23, 2026, 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 02/11/2026

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: K Harris DEPUTY CLERK

SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd., Suite 302 Boca Raton, FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Feb. 13, 20, 27; Mar. 6, 2026 26-00610L

FIRST INSERTION

AMENDED NOTICE AND ORDER TO SHOW CAUSE

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

GENERAL CIVIL DIVISION CASE NO: 2025-CA-6151

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,

Plaintiff, v.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF SALTLEAF COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF SALTLEAF COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, OR TO BE AFFECTED THEREBY:

Saltleaf Community Development District (the "District") having filed its Complaint for Validation of not to

exceed an additional \$29,325,000 principal amount of Saltleaf Community Development District Capital Improvement Revenue Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED at the Courthouse in Lee County, Florida.

As a point of clarification, and as discussed herein, the District does not seek to affect the existing 2024 Validation Judgment, and instead is seeking additional debt capacity, in order to address the expansion of the District's Capital Improvement Plan.

Keith R. Kyle, Circuit Court Judge 25-CA-006151

02/10/2026 11:03:37

February 13, 20, 2026 26-00594L

The parties and public may access the

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

Q&A

Who benefits from legal notices?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice email: legal@businessobserverfl.com

PUBLISH YOUR LEGAL NOTICE

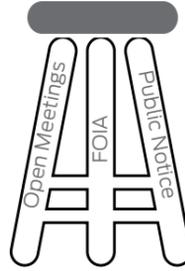
We publish all Public sale, Estate & Court-related notices

- Simply email your notice to legal@businessobserverfl.com
We offer an online payment portal for easy credit card payment
Service includes us e-filing your affidavit to the Clerk's office on your behalf



# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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

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

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



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

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



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

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

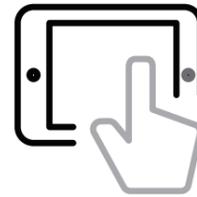
### Verifying publication is difficult-to-impossible on the web.

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



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

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



### Moreover, the real digital divide for public notice is growing

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

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

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



### Types Of Public Notices

#### Citizen Participation Notices

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

#### Commercial Notices

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

#### Court Notices

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

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

# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



## 1. Accessible

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



## 2. Archivable

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



## 3. Independent

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



## 4. Verifiable

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



### Types Of Public Notices

#### Citizen Participation Notices

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

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- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
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- Mortgage Foreclosures
- Name Changes
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## SUBSEQUENT INSERTIONS

## --- ESTATE / SALES / PUBLIC SALES ---

## THIRD INSERTION

## NOTICE OF ADMINISTRATIVE COMPLAINT

To: SCHILLER MILLIEN  
Case: CD202509843/G 1801910

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

Jan. 30; Feb. 6, 13, 20, 2026

26-00353L

## SECOND INSERTION

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

**Case No. 25-CA-002216**  
**FIFTH THIRD BANK, NATIONAL ASSOCIATION**  
Plaintiff, vs.  
**UNKNOWN HEIRS, DEVISEES, GRANTEES, 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-realestate.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

## SECOND 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-realestate.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. 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

## SECOND INSERTION

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

**CASE NO. 25-CA-002608**  
**FREEDOM MORTGAGE CORPORATION**  
Plaintiff, vs.  
**TERRELL LANE BURDETTE A/K/A TERRELL BURDETTE; UNKNOWN SPOUSE OF TERRELL LANE BURDETTE A/K/A TERRELL 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 TERRELL BURDETTE, UNKNOWN SPOUSE OF TERRELL LANE BURDETTE A/K/A TERRELL 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-realestate.com](http://www.lee-realestate.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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003742**  
**IN RE: ESTATE OF EUGENE JOSEPH MOREAU JR., Deceased.**

The administration of the estate of EUGENE JOSEPH MOREAU JR., Deceased, whose date of death was June 07, 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 Co-Personal Representatives and their attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

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

**JUDITH MOREAU,**  
**Co-Personal Representative**  
**AIMEE ERICKSON**

**Co-Personal Representative**

Scott R. Bugay, Esquire  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
Jennifer@srblawyers.com  
February 6, 13, 2026

26-00484L

## SECOND 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. 732.2211, 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 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: abby.lyons@lyons-law.com

Secondary E-Mail:

gzamora@lyons-law.com

February 6, 13, 2026

26-00456L

## SECOND 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. 732.2211, 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 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

## 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-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. 732.2211, 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT 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, 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 unmatured, 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 unmatured, 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 732.2211, 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

## SECOND 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.

SECOND 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 FCO1 FVY  
February 6, 13, 2026 26-00493L

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-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 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 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

SECOND 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

claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.  
Publication of this notice has begun on February 6, 2026.

**JEFFREY D. MOORE**  
Personal Representative  
331 South Lazy Lane  
Rockville, Indiana 47872  
RONALD S. WEBSTER  
Fla. Bar No. 570559  
800 N. Collier Blvd.#203  
Marco Island, FL 34145  
(239) 394-8999  
February 6, 13, 2026 26-00461L

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-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.  
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 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 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

SECOND 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

FOURTH INSERTION

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

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CASE NO: 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**  
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-

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

FOURTH INSERTION

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

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CASE NO: 26-DR-000259

**IN RE: The Marriage of Dimitra Z. Ekmektis**  
Petitioner and Scippio Clarence Henderson Respondent  
TO: Scippio Clarence Henderson  
505 E 183rd Street, Apt. 1b, Bronx, New York 10458

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Dimitra Z. Ekmektis whose address is 578 Rodeo Drive, Largo, Florida 33771 on or before February 23, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 01/14/2026

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

SECOND INSERTION

**NOTICE 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

THIRD INSERTION

**NOTICE OF SUSPENSION**

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

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

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

at  
The Lock Up Self Storage  
12700 University Dr  
Fort Myers, FL 33907

Will sell the contents of the following units to satisfy a lien to the highest bidder on 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

THIRD 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 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

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 EU-PHRATES 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

SECOND 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

SECOND INSERTION

**Notice of Self Storage Sale**

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 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

THIRD 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 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  
February 6, 13, 2026 26-00455L

The Dorsey Law Firm, PLC  
10181 Six Mile Cypress Pkwy, Ste C  
Fort Myers, FL 3396  
Jan. 30; Feb. 6, 13, 20, 2026 26-00389L

## SECOND 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.storage-treasures.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.storage-treasures.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.storage-treasures.com.**

1099 - Douglas-Rose, Carles; 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

## SECOND 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

## SECOND 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.storage-treasures.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.storage-treasures.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.storage-treasures.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.storage-treasures.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 - Dentures, 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.storage-treasures.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.storage-treasures.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.storage-treasures.com.**

B002 - Erwin, Shanna; B029 - Boden, James; B058 - Bessard, Jimmy; C005 - Thomas, Bridgette; D045 - Rosales, Gregory; E031 - Coello, Danny; E042 - Silva, Angelica Rivero De; E069 - Acosta Herrera, Yuniur 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.storage-treasures.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; 1351 - 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.storage-treasures.com.**

1047 - Boling, Christopher; 1086 - Mendez, Alexis; 11037 - 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.storage-treasures.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

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

at  
The Lock Up Self Storage  
5500 Timmers Lane  
Lehigh Acres Fl 33971

Will sell the contents of the following units to satisfy a lien to the highest bidder on 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

## THIRD INSERTION

## NOTICE OF APPLICATION

## FOR TAX DEED

## Section 197.512 F.S.

Tax Deed #:2025002289  
NOTICE IS HEREBY GIVEN that Bufalo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20398  
Year of Issuance 2023 Description of Property PARCEL 38, UNIT 65, MIRROR LAKES, SECTION 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 27, PAGE 152 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Strap Number 20-45-27-65-00038.0000

Names in which assessed:  
TARPON IV, LLC, TWJ PAN FLORIDA LLC

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

Jan. 30; Feb. 6, 13, 20, 2026

26-00348L

## SECOND 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 established 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 RECORDED  
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 | 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 01/29/2026

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

## SECOND INSERTION

## Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below 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

## THIRD 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 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

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 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 Tara Louise Hatzmann whose address is 12044 Aroid 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 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.

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: 01/29/2026

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

February 6, 13, 20, 27, 2026

26-00478L

## FOURTH INSERTION

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

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

CASE NO.: 25-DR-008026  
DIVISION: B

IN RE: The Marriage of  
Connie Smith Mendez  
Petitioner  
and  
Carlos Miguel Mendez Mills  
Respondent

TO: Carlos Miguel Mendez Mills  
2131 Palm Vista Drive, Apopka, Florida  
32712 -2446

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Connie Smith Mendez whose address is 2131 Palm Vista Drive, Apopka, Florida 32712 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

SECOND 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  
**20-GA-000091**

**IN RE: The Guardianship of Hildegard Fay**

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:

Guardianship of: IN RE: The Guardianship of Hildegard Fay, Person Subject to Guardianship

Case number 20-GA-000091, \$506.81 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 12/10/2025, on behalf of Hildegard Fay.

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 09, 2026

KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County  
1700 Monroe St.  
Ft. Myers, FL 33901  
By: s/ Karen Dix  
Deputy Clerk  
Jan. 16; Feb. 13, 2026 26-00234L

SECOND INSERTION

**NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION  
**23-GA-000189**

**IN RE: The Guardianship of Curtis Jefferson**

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:

Guardianship of: IN RE: The Guardianship of Curtis Jefferson, Person Subject to Guardianship

Case number 23-GA-000189, \$626.24 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 01/05/2026, on behalf of Curtis Jefferson.

The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes. All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.

Dated: January 08, 2026

KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County  
1700 Monroe St.  
Ft. Myers, FL 33901  
By: s/ Karen Dix  
Deputy Clerk  
Jan. 16; Feb. 13, 2026 26-00210L

SECOND INSERTION

**NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY**

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, GUARDIANSHIP ACTION  
**23-GA-000124**

**IN RE: The Guardianship of Jimmy Strong**

Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:

Guardianship of: IN RE: The Guardianship of Jimmy Strong, Person Subject to Guardianship

Case number 23-GA-000124, \$3238.16 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 01/05/2026, on behalf of Jimmy Strong.

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 09, 2026

KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County  
1700 Monroe St.  
Ft. Myers, FL 33901  
By: s/ Karen Dix  
Deputy Clerk  
Jan. 16; Feb. 13, 2026 26-00230L

THIRD INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**

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

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

Jan. 30; Feb. 6, 13, 20, 2026

26-00354L

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of ROBERT BERNOKEITS, JOAN BERNOKEITS, KATHLEEN BERNOKEITS 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

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT OF THE TWENTIETH 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 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 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

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-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, GRANTEEES, 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

SECOND 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

SECOND 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, vs.**

**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

SECOND 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 732.2211.

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

**THERESA FARABEE, Personal Representative**

Attorney for Personal Representative: Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd.  
Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email: angelica@srblawyers.com  
February 6, 13, 2026 26-00482L

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**

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

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211, 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 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

--- ESTATE / SALES / ACTIONS ---

## SECOND 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@lawsfw.com  
Secondary E-Mail:  
Victoria@lawsfw.com  
February 6, 13, 2026 26-00503L

## SECOND 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

## SECOND 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

## SECOND 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, GRANTEES,  
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

## SECOND 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

## SECOND 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

## SECOND 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

## 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-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

## SECOND 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 / ACTIONS ---

THIRD 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** 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,

THIRD 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 Imnokalee 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

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211, 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 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

SECOND INSERTION

**NOTICE OF SALE** IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY **CIVIL DIVISION**  
**Case No. 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  
 01150/2427547/MTS  
 February 6, 13, 2026 26-00526L

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-000356**  
**IN RE: The Marriage of Hanan Khalilah Bilal Petitioner and Willie Marion Davis, Jr. Respondent**  
 TO: Willie Marion Davis, Jr.  
 8049 Violet Willow Lane, Jacksonville, Florida 32244  
 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Hanan Khalilah Bilal whose address is 2607 NE 56th Terrace, Gainesville, Florida 32609 on or before March 2, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
 Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.  
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.  
**WARNING:** Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
 Dated: 01/21/2026  
 Kevin C. Karnes  
 CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman  
 Deputy Clerk  
 Jan. 30; Feb. 6, 13, 20, 2026  
 26-00368L

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-000424**  
**IN RE: The Marriage of Mahima Rathi Petitioner and Vishal Rathi Respondent**  
 TO: Vishal Rathi  
 4000 Arbor Trace Drive, Unit G, Lynn Haven, Florida 32444  
 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mahima Rathi whose address is 867 Cason Circle, Panama City, Florida 32405 on or before March 4, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
 Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request.  
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.  
**WARNING:** Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
 Dated: 01/23/2026  
 Kevin C. Karnes  
 CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman  
 Deputy Clerk  
 Jan. 30; Feb. 6, 13, 20, 2026  
 26-00424L

FOURTH INSERTION

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

THIRD 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 Dorey Law Firm, PLC  
 10181 Six Mile Cypress Pkwy, Ste C  
 Fort Myers, FL 33966  
 Jan. 30; Feb. 6, 13, 20, 2026  
 26-00390L

## -- SALES --

## 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-002625

**Trust 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 Trust 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

## 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-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

## 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-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, Sec-  
tion 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

## 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 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

## 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-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.real  
foreclose.com, in accordance with Sec-  
tion 45.031, Florida Statutes, offer for  
sale and sell to the highest bidder for  
cash, the following described property  
situated in Lee County, Florida:

Unit Week No. 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, Sec-  
tion 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

## SECOND 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 high-  
est and best bidder for cash, the follow-  
ing 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 en-  
titled only to a return of the deposit paid.  
The Purchaser shall have no further re-  
course against the Mortgagor, the Mort-  
gagee 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

## SECOND INSERTION

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

Case No.: 24-CA-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 high-  
est and best bidder for cash, the follow-  
ing 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 en-  
titled only to a return of the deposit paid.  
The Purchaser shall have no further re-  
course against the Mortgagor, the Mort-  
gagee 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

## SECOND INSERTION

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

Case No.: 25-CA-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 SUBDIVI-  
SION LOCATED IN SECTION  
18, TOWNSHIP 47 SOUTH,  
RANGE 26 EAST, LEE COUN-  
TY, 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 COUN-  
TY, 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 CEN-  
TERLINE OF SAID ROADWAY  
FOR 100.00 FEET; THENCE  
RUN NORTH 89° 51' 30"  
WEST PARALLEL WITH THE  
SOUTH LINE OF SAID SEC-  
TION 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 CEN-  
TERLINE OF A ROADWAY 50  
FEET WIDE FOR 97.98 FEET  
TO A POINT OF CURVATURE;  
THENCE RUN NORTHEAST-  
ERLY 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 NORTHEAST-  
ERLY 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 CEN-  
TERLINE 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 SEC-  
TION 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

SECOND 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

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND 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

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-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

SECOND 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  
Business Observer

## --- ACTIONS ---

## SECOND INSERTION

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

CIVIL ACTION  
CASE NO.: 25-CA-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 RECORDED  
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

## SECOND 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 par-

ties 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

## SECOND INSERTION

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

CIVIL ACTION  
Case No. 25-CA-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-  
cated 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 L. KINCHEN, DECEASED

Last Known Address: N/A

Current Address: N/A

Previous Address: N/A

TO: ALL OTHER UNKNOWN PART-

IES CLAIMING INTERESTS

BY, THROUGH, UNDER, AND

AGAINST THE HEREIN NAMED

DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE,

WHETHER SAME UNKNOWN PART-

IES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES,  
GRANTEEES, OR OTHER CLAIM-

ANTS

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, grant-

ees, assignees, lienors, creditors, trust-

ees, and all parties claiming an interest

by, through, under or against the De-

fendants, who are not known to be dead

or alive, and all parties having or claim-

ing 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:

ALL THAT CERTAIN PARCEL

OF LAND LYING AND BEING

IN THE COUNTY OF LEE AND

STATE OF FLORIDA MORE

PARTICULARLY DESCRIBED

AS FOLLOWS: PARCEL (LOT

7) IN THE W1/2 OF THE