

## LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF RULEMAKING BY THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT (IRRIGATION UTILITY USAGE)

In accordance with Chapter 120 and 190, Florida Statutes, the Bayside Improvement Community Development District ("District") hereby give 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. Prior notice of rule development was published in the Business Observer on February 13, 2025. The Proposed Rule Amendment will address the rates and charges for irrigation utility usage. 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.

The purpose and effect of the proposed rule amendment is to increase the commodity usage base rate. Specific legal authority for the rule includes the Section 190.035 and Section 120.54 Florida Statutes.

For more information regarding the public hearing, the Proposed Rule Amendment, or for a copy of the Proposed Rule Amendment, please contact the District Manager c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, adamsc@whhassociates.com or by calling (561) 571-0010.

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. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1 800-955-8770 (Voice), who can aid you in contacting the District Office.

Chuck Adams, District Manager  
Bayside Improvement CDD  
February 20, 2026

26-00616L

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 3/12/2026 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

1024	Danyel Searles	Clothing, Tools
1102	Kimberly Lane	Electronics, Clothing, Tools
1363	Jim Lester	Kayaks, Furniture, Tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact property with any questions (239) 291-9388  
February 20, 27, 2026

26-00617L

#### FIRST INSERTION

##### RIVER HALL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a Regular Meeting on March 5, 2026 at 3:30 p.m., at the River Hall Town Hall Center, Kids Room, 3089 River Hall Parkway, Alva, Florida 33920 for the Board to consider any business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://www.riverhalldd.org/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager  
February 20, 2026

26-00645L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice is hereby given that SWFL GRAPPLING LLC, desiring to engage in business under the fictitious name DYNAMIC BJJ CAPE CORAL located at 2717 SANTA BARBARA BLVD STE 160, CAPE CORAL, FL 33914, intends to register said name in Lee County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
February 20, 2026

26-00634L

#### FIRST INSERTION

##### Fictitious Name Notice

Notice Is Hereby Given that Business Broker Growth, LLC, 3823 Tamiami Trail E. Ste 102, Naples, FL 34112, desiring to engage in business under the fictitious name of Delegate Pros, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
February 20, 2026

26-00633L

#### FIRST INSERTION

##### WILDBLUE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the WildBlue Community Development District ("District") will hold a Regular Meeting on March 5, 2026 at 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Boulevard, Fort Myers, Florida 33913 for the purpose of considering any business that may properly come before the Board.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager  
February 20, 2026

26-00644L

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that PAIGE ALLANE GREENWELL will engage in business under the fictitious name PG TRADING POST, with a physical address 12251 lucky in alva, fl 33920, with a mailing address 12251 lucky in alva, fl 33920, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
February 20, 2026

26-00661L

#### FIRST INSERTION

##### Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 3/10/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Charles Garland unit #00417; Thomas Ghantous unit #3217. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
February 20, 27, 2026

26-00619L

#### 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 QP Real Assets located at 12601 Lonsdale Ter, in the County of Lee, in the City of Fort Myers, Florida 33913 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 15th day of February, 2026.  
QP REAL ASSETS LLC  
February 20, 2026

26-00664L

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, HIE Global Parkway, LLC, a Florida limited liability company, desires to engage in business under the fictitious name of Holiday Inn Express Inn & Suites Fort Myers Airport, at 14567 Global Parkway, Fort Myers, FL 33913. 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: 12/Feb/26  
HIE Global Pkwy, LLC, a Florida limited liability company /s/ Dr. Rolf Lohbeck (Feb 12, 2026 14:58:59 EST)  
By: Rolf Lohbeck, President of Alvega Corporation, a Florida corporation  
Title: Manager  
February 20, 2026

26-00646L

#### FIRST INSERTION

##### PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE: MARCH 30 2026,  
CHUCKS AUTO REPAIR SERVICE  
LLC 5775 DOUG TAYLOR  
CIRCLE ST JAMES CITY FL 33956  
(239)283-2916 MV100105,  
2004 CHEV 3GNEC12T44G280461  
\$2401.30,  
MANGUAL ENTERPRISES THREE  
LLC DBA; TUFFY TIRE & AUTO  
SERVICE CENTER 1209  
HOMESTEAD RD N UNIT 1 LE-  
HIGH ACRES FL 33936  
(239)303-0033 MV108524, 1984  
CHEV 2G1AN69H5E9211296  
\$2944.50

February 20, 2026

26-00673L

#### FIRST INSERTION

##### NOTICE OF ACTION

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

##### Case No.: 26-DR-493

##### Division: FAMILY

**IN RE: THE MARRIAGE OF: SANTIAGO SARAT HERNANDEZ, Petitioner/Husband, and EVARISTA RAMIREZ IGNACIO, Respondent/Wife.**

TO: Evarista Ramirez Ignacio  
Colonia El Bosque #3, Lote 23  
Santa Cruz, El Quiche, Guatemala

You are notified that an action for dissolution of marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Law Offices of Juan J. Mendoza, LLC., whose address is 27299 Riverview Center Blvd., Suite 102, Bonita Springs, FL 34134, on or before March 25, 2026. You must file the original with the clerk of this court either before service on petitioner's attorney or immediately after service. Otherwise, a default will be entered against you for the relief demanded in the petition.

1700 Monroe Street, Fort Myers, Florida 33901  
02/13/2026

Kevin C. Karnes  
As Clerk of the Court  
(SEAL) By: E. Bakelman  
Feb. 20, 27; Mar. 6, 13, 2026

26-00659L

#### FIRST INSERTION

##### Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 3/10/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jay Bartholomew unit #423; Evensen Germain unit #823. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
February 20, 27, 2026

26-00618L

#### 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 Safety Net Landscaping of Cape Coral located at 3829 SW 15th Ave, in the County of Lee, in the City of Cape Coral, Florida 33914 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Cape Coral, Florida, this 14th day of February, 2026.  
SAFETY NET TRAFFIC  
CONTROL LLC  
February 20, 2026

26-00663L

#### 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 HOOKED ISLAND GRILL located at 4721 SE 10TH PL in the City of CAPE CORAL, Lee, FL 33904 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of February, 2026  
HIG-CC LLC  
DANIEL CLARKSTON  
February 20, 2026

26-00674L

#### 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 SIMPLY SPERANZA BOUTIQUE located at 18424 Ridgeline Drive in the City of Estero, Lee, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of February, 2026  
Simply Speranza Boutique, LLC  
Lexie Chikko, Manager  
February 20, 2026

26-00690L

### --- TAX DEEDS ---

#### FIRST INSERTION

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

Tax Deed #:2026000001  
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: 21-004503  
Year of Issuance 2021  
Description of Property LOT 20, BLOCK 16, UNIT 2, SECTION 21, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE (S) 38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-44-26-L4-00016.0200  
Names in which assessed: SHOBE JUMAN

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](http://www.lee.realtaxdeed.com) on 03/24/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Feb. 20, 27; Mar. 6, 13, 2026

26-00615L

#### FIRST INSERTION

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

##### CASE NO.: 25-CA-006904

**MARGUERITE GERSTELL, Plaintiff, v. NATACHA ROSEMOND, UNKNOWN TENANT, Defendant.**  
TO: Natacha Rosemond  
319 SE 27th Street  
Cape Coral, Florida 33904

Notice is hereby given to Natacha Rosemond that an action of foreclosure on the following property in Lee County, Florida:

LOTS 22 AND 23, BLOCK 917, CAPE CORAL, UNIT 26, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 117 THROUGH 148, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Allison P. Barket, Esquire, the Plaintiff's attorney, whose address is 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802 30-days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED ON 02/13/2026

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

Allison P. Barket, Esquire,  
the Plaintiff's attorney,  
420 S. Orange Avenue, Suite 700,  
P.O. Box 2346,  
Orlando, Florida 32802  
6180785.v1  
February 20, 27, 2026

26-00654L

#### 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 Charlie's Truck and Auto Service Center located at 6371 Bayshore Rd in the City of N. Fort Myers, Lee, FL 33917 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of February, 2026  
Porter Fasteners, Inc.  
Kurt Didier  
February 20, 2026

26-00694L

SUBSCRIBE TO THE BUSINESS OBSERVER  
Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)

Business Observer

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-359  
IN RE: ESTATE OF  
BERNARD F. ADDIS  
Deceased.

The administration of the estate of Bernard F. Addis, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 20, 2026.

**Personal Representative:**

**Thomas J. Kelly**  
2405 South Ardson Place, Unit 804A  
Tampa, FL 33629

Attorney for Personal Representative:  
James E. Kerr

Attorney  
Florida Bar Number: 0512728  
Henderson, Franklin, Starnes & Holt,  
P.A.

3451 Bonita Bay Blvd., Suite 206  
Bonita Springs, Florida 34134  
Telephone: (239) 344-1130  
Fax: (239) 344-1200

E-Mail: james.kerr@henlaw.com

Secondary E-Mail:  
denise.edwards@henlaw.com

February 20, 27, 2026 26-00672L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-0470  
Division: Probate  
IN RE: ESTATE OF  
MARK JOSEPH BURNS  
Deceased.

The administration of the estate of Mark Joseph Burns, Deceased, whose date of death was January 10, 2026, is pending in the Circuit court for Lee County, Florida Probate Division, file number 26-CP-0470; the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in F.S. § 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

All creditors of the Decedent and other persons, who have claims or demands against Decedents' estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of the notice, 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate including unmaturing or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS ON THE 20 DAY OF FEBRUARY, 2026.

**DocuSigned By:**

**Lyndsey Krystine Burns**

1E87A035B04D439

2/16/2026 | 10:30:41 AM PST

**Petitioner**

Respectfully submitted,  
FOR THE FIRM  
ALBERT MATTHEWS PLLC  
Albert L. Alguadich, Jr., Esq.  
(FBN 98438)  
Kent M. Amo, Esq. (FBN 36826)  
Nicole D. Ingelido, Esq. (FBN 106405)  
Ginine M. Hanco, Esq. (FBN 31829)  
12651 McGregor Blvd., Bldg. 3-302  
Fort Myers, FL 33919  
Tel. (239) 215-0208  
E-Mail:  
Service@albertmatthewslaw.com  
Secondary E-Mail:  
Allyson@albertmatthewslaw.com  
Attorney for Petitioner  
February 20, 27, 2026 26-00676L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-3893  
Division Probate  
IN RE: ESTATE OF  
KAREN E. NOACK,  
Deceased.

The administration of the estate of Karen E. Noack, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Circuit Court for Lee County, Florida. 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. 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 20, 2026.

**Personal Representative:**

**Mark Sheets**

13411 Seaside Harbour Drive  
North Fort Myers FL 33903

Attorney for Personal Representative:

Blake P. Hampton

E-Mail Addresses:  
nosolicitations@hampton.law

frontdesk@hampton.law

Florida Bar No. 99434  
Hampton Law

8931 Conference Dr Suite 2  
Fort Myers, FL 33919

Telephone: (239) 309-0090  
February 20, 27, 2026 26-00630L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 26-CP-362  
Division: Probate  
IN RE: ESTATE OF  
RICHARD E. TRAMMELL,  
Deceased.

The administration of the Estate of Richard E. Trammell, deceased, whose date of death was December 30, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 20, 2026.

**Personal Representative:**

**Christine Stewart**

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@trustska.com  
4917-1823-0086, v. 1  
February 20, 27, 2026 26-00642L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-132  
Division Porter, Frank J.  
IN RE: ESTATE OF  
MICHAEL JOHN FRANCHI  
Deceased.

The administration of the estate of Michael John Franchi, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 20, 2026.

**Personal Representative:**

**Valerie Franchi**

11711 Royal Tee Circle  
Cape Coral, Florida 33991

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  
February 20, 27, 2026 26-00668L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH CIRCUIT  
COURT IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
26-CP-349  
IN RE: ESTATE OF  
CHRISTOPHER LEE MARROW  
Deceased.

The administration of the estate of Christopher Lee Marrow, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe 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 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.

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

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

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

The date of first publication of this notice was or shall be: February 20, 2026.

**Personal Representative:**

**Nicholas Lee Marrow,**

10236 Scaggsville Rd,  
Laurel, MD 20723

Attorney for Personal Representative:

/s/ Alexis A. Sitka, P.A.

Alexis A. Sitka, P.A.

Florida Bar Number: 0004766

P.O. Box 150171

Cape Coral, Florida 33915

Telephone: (239) 997-0078  
Alexis@sitkcalaw.com  
February 20, 27, 2026 26-00631L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO: 25-CP-003806  
IN RE: ESTATE OF  
JEAN ANN TAYLOR,  
Deceased.

The administration of the estate of Jean Ann Taylor, 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, Florida 339901. 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 20, 2026.

**Personal Representative:**

**Signed by: Stacey Taylor**

**Stacey Lamont Taylor as Power of Attorney for Joseph Taylor, Jr.**

35 SW 13th Street

Cape Coral, Florida 33991

Attorney for Personal Representative:

/s/ Alvaro C. Sanchez

Alvaro C. Sanchez

Attorney for the Petitioner

1714 Cape Coral Parkway East

Cape Coral, FL 33904

Tel: (239) 542-4733

Fax: (239) 542-9203

FLA BAR NO 105539

Email: alvaro@capecoralattorney.com

February 20, 27, 2026 26-00638L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26 CP 000351  
Division PROBATE  
IN RE: ESTATE OF  
BETTY ISAACS  
AKA BETTY BROCK  
Deceased.

The administration of the estate of Betty Isaacs aka Betty Brock, deceased, whose date of death was September 5, 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., 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 20, 2026.

**Personal Representative:**

**William K. Brock**

213 Apache Drive

Paint Lick, Kentucky 40461

Attorney for Personal Representative:

John A. Moran, Esq., Attorney

Florida Bar Number: 0718335

Dunlap & Moran, P.A.

PO Box 3948

Suite 300

Sarasota, Florida 34230

Telephone: (941) 366-0115

Fax: (941) 365-4660

E-Mail: jmoran@dunlapmoran.com

Secondary E-Mail:  
dmprobate@dunlapmoran.com

February 20, 27, 2026 26-00640L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-348  
Division Probate  
IN RE: ESTATE OF  
BRUCE TERRY HANSHAW  
A/K/A BRUCE T. HANSHAW  
Deceased.

The administration of the estate of Bruce Terry Hanshaw a/k/a Bruce T. Hanshaw, deceased, whose date of death was January 15, 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. 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 20, 2026.

**Personal Representative:**

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 26-CP-169**  
**Division PROBATE**  
**IN RE: ESTATE OF TIMOTHY WRIGHT Deceased.**

The administration of the estate of TIMOTHY WRIGHT, deceased, whose date of death was October 15, 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 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.

The date of the first publication of this Notice was February 20, 2026.

**Personal Representative:**  
**Debra Nicholas**  
382 Burning Tree Dr.  
Naples, FL 34105  
Attorney for Personal Representative:  
Steven Duncan  
Florida Bar No. 85850  
Duncan Law Firm, P.A.  
10600 Chevrolet Way #213  
Estero, FL 33928  
239-405-6848  
February 20, 27, 2026 26-00669L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-002099**  
**IN RE: THE ESTATE OF: LORA F. DIAZ-HAUG Deceased.**

The administration of the estate of LORA F. DIAZ-HAUG, deceased, whose date of death was January 16, 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 20, 2026.

**Personal Representative:**  
**Alfred Desidero Diaz**  
7112 Pan American E Pwy NE, Unit #4  
Albuquerque, NM 87109  
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 20, 27, 2026 26-00643L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
**CASE NO.: 25-CA-002568**  
**PACIFIC LIFE INSURANCE COMPANY,**  
**Plaintiff, v.**  
**BUCKHINGHAM HENDLEY LLC,**  
**a Florida Limited Liability Company;**  
**HOWARD LEMUS, an Individual;**  
**SOUTHWEST STRUCTURAL SYSTEMS ACQUISITION CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated 1/20/2026 entered in Civil Case No. 25-CA-002568 in Circuit Court of the Lee Judicial Circuit in and for Lee County, Florida, Civil Division, wherein PACIFIC LIFE INSURANCE COMPANY, Plaintiff and BUCKHINGHAM HENDLEY LLC, a Florida Limited Liability Company; HOWARD LEMUS, an Individual; are Defendant(s), I, Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee foreclosure.com in accordance with Chapter 45, Florida Statutes on April 23, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 13, BLOCK 62, UNIT 16, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 19, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2000 Jefferson Ave, Alva, FL 33920

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
(SEAL) T Mann  
DEPUTY CLERK OF COURT

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Service Email:  
flrealprop@kelleykronenberg.com  
File No.: 3087.000447  
February 20, 27, 2026 26-00656L

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 25-CA-003289**  
**NATIONSTAR MORTGAGE LLC PLAINTIFF, VS.**  
**AARON M. BROWN et al., DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of February, 2026, and entered in Case No. 25-CA-003289, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and AARON M. BROWN AND UNKNOWN SPOUSE OF AARON M. BROWN 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.real foreclosure.com at 9:00 A.M. on the 26th day of March, 2026, the following described property as set forth in said Final Judgment, to-wit:

Lots 53 and 54, Block 2579, Cape Coral, Unit 37, according to plat thereof as recorded in Plat Book 17, Pages 15 through 29, 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 02/12/2026  
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  
File No.: M22022-JMV  
February 20, 27, 2026 26-00628L

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
**(2209 N.E. 10th Ave., Cape Coral, Florida)**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No. 2025-CA-2713**  
**TRYON STREET ACQUISITION TRUST I,**  
**Plaintiff, v.**  
**SUMMER INVESTMENT 2 LLC,**  
**et. al.**  
**Defendants.**

Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated February 10, 2026 entered in Case No. 2025-CA-2713 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TRYON STREET ACQUISITION TRUST I, is the Plaintiff, and SUMMER INVESTMENT 2 LLC is the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http://www.lee.realforeclose.com beginning at 9:00 a.m. on April 9, 2026, in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages:

Lots 13 and 14, in Block 2166, of Unit 32, Cape Coral Subdivision, according to the Plat thereof, as recorded in Plat Book 16, at Pages 1 through 13, inclusive, of the Public Records of Lee County, Florida.  
Property Address: 2209 NE 10th Avenue, Cape Coral, Florida 33993

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

Dated this 12th day of February 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 20, 27, 2026 26-00657L

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.: 2025-CA-002331**  
**ONSLow BAY FINANCIAL LLC,**  
**Plaintiff, vs.**  
**CYNTHIA A. PERICLES AKA CYNTHIA PERICLES, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 5, 2026, and entered in Case No. 2025-CA-002331 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Onslow Bay Financial LLC, is the Plaintiff and Cynthia A. Pericles aka Cynthia Pericles, 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 26 day of March, 2026, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 58 AND 59, BLOCK 2582, UNIT 37, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 15 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 433 NW 1ST ST CAPE CORAL FL 33993

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
Dated in Lee County, Florida this 02/11/2026

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-25-003222  
February 20, 27, 2026 26-00627L

--- ACTIONS / SALES ---

FIRST INSERTION

**Notice to Creditors**  
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION  
**File Number: 25-CP-002849**  
**Division: James Franklin Porter**  
**IN RE: ESTATE OF MARK PLOURDE Deceased.**

The administration of the Estate of MARK PLOURDE deceased, whose date of death was January 15, 2024 is pending in the Circuit Court for Lee County, Florida, Probate Division, Case #25-CP-002849, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, 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 date publication of this notice is February 20, 2026.

**Personal Representative**  
**Denise Samartino**  
511 Emmet Street, #21  
Bristol, CT 06010

Liszt Law PA  
Joshua Liszt, Esq.  
Florida Bar #: 725811  
Counsel for Personal Representative  
3200 N. Military Trail  
Suite 1100  
Boca Raton, Florida 33431  
josh@lisztlawpa.com  
February 20, 27, 2026 26-00632L

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-006367**  
**THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,**  
**Plaintiff, vs.**  
**LEONARD MCCAW AND DEBORAH MCCAW,**  
**Defendants.**

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.real foreclosure.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 45 in Condominium Parcel Number K (A/K/A UNIT 1313) OF THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page 970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

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

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

WITNESS my hand and official seal of said Court this 02/12/2026

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
2364 Fruitville Road  
Sarasota, FL 34237  
service@michaelbelle.com  
49200 / 3-57116  
February 20, 27, 2026 26-00635L

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CIVIL DIVISION  
**Case #: 25-CA-003373**  
**DIVISION: T**  
**Nationstar Mortgage LLC**  
**Plaintiff, -vs.-**  
**Santos M. Garcia; Cindy L. Ortiz a/k/a Cindy Ortiz; Unknown Spouse of Santos M. Garcia; Unknown Spouse of Cindy L. Ortiz a/k/a Cindy Ortiz; Mortgage Electronic Registration Systems, Inc., as Mortgagee, as Nominee for Mortgage Solutions of Colorado, LLC, its Successors and Assigns; United States of America Acting through Secretary of Housing and Urban Development; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-003373 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Santos M. Garcia 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 FLORIDA STATUTES on March 26, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 18, BLOCK 92, UNIT 11, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 91, 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  
25-333010 FCO1 CXE  
February 20, 27, 2026 26-00625L

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY  
CIVIL DIVISION  
**Case No. 25-CA-003352**  
**ANDREWS FEDERAL CREDIT UNION**  
**Plaintiff, vs.**  
**RICHARD A. SANDLE A/K/A RICHARD SANDLE, DEBORAH S. SANDLE, SERVICE FINANCE COMPANY, LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 4, 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 3 AND 4, BLOCK 5632, CAPE CORAL, UNIT 85, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 49, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 1624 NE 33RD ST, CAPE CORAL, FL 33909; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at [ ] www.lee.realforeclose.com on MARCH 26, 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 02/12/2026  
Kevin C. Karnes  
Clerk of the Circuit Court  
(SEAL) By: T Mann  
Deputy Clerk

Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
339406/2529833/wll  
February 20, 27, 2026 26-00629L

## --- ACTIONS / SALES ---

## 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-006469  
**THE COTTAGES AT SOUTH SEAS  
PLANTATION CONDOMINIUM  
ASSOCIATION, INC., a Florida non-  
profit corporation,**  
Plaintiff, vs.  
**BRUCE W. DOUGLAS AND CAROL  
D. DOUGLAS,**  
Defendants.

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, 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. 47, Parcel No. 1504, 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 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 02/13/2026

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
service@michaelbelle.com  
49136 / 2-57741

February 20, 27, 2026 26-00658L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION

FILE NO. 26-CP-000171  
IN RE: ESTATE OF  
NANCY LEA JOHNSON,  
a/k/a NANCY L. JOHNSON,  
Deceased.

The administration of the estate of NANCY LEA JOHNSON, a/k/a NANCY L. JOHNSON deceased, File Number 26-CP-000171, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2075 Dr. Martin Luther King Jr. Boulevard, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is February 20, 2026.

**Personal Representative:**  
ALLAN D. JOHNSON

Attorney for Personal Representative:  
John Sirounis, Esq.  
Florida Bar Number: 113903  
JMS Law, P.A.  
640 Bryn Mawr St.  
Orlando, FL 32804  
Telephone: (407) 676-4567  
Fax: (407) 386-9099  
E-Mail: service@lawyerforlando.com  
Secondary E-Mail:  
john@lawyerforlando.com  
Additional E-Mail:  
bachpad2000@gmail.com  
February 20, 27, 2026 26-00683L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
#20286

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

CASE No. 24-CA-001276  
**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY IN ITS CAPACITY AS  
OWNER TRUSTEE FOR CASCADE  
FUNDING MORTGAGE TRUST  
AB2,**  
PLAINTIFF, VS.  
**SHERRIE ELIZABETH WEBB,  
ET AL.**  
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 3, 2026, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on April 9, 2026, at 09:00 AM, at www.lee.realforeclose.com for the following described property:

LOTS 5 AND 6, BLOCK 3690,  
UNIT 50, CAPE CORAL SUB-  
DIVISION, ACCORDING TO  
THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
17, PAGES 155 TO 162, IN-  
CLUSIVE, IN THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Date: 02/16/2026

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

Prepared by:  
Tromberg, Miller, Morris & Partners,  
PLLC  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Our Case #: 23-002156/  
24-CA-001276/PHH  
February 20, 27, 2026 26-00670L

## FIRST INSERTION

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

GENERAL JURISDICTION  
DIVISION

CASE NO. 24-CA-000139  
**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR GSAMP TRUST 2007-SEA1,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES  
2007-SEA1,**  
Plaintiff, vs.  
**KURT A. WEICHERT A/K/A  
KURT WEICHERT AND DARCI L.  
WEICHERT A/K/A DARCI L.  
WICHERT, et al.**  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2024, and entered in 24-CA-000139 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-SEA1 is the Plaintiff and KURT A. WEICHERT A/K/A KURT WEICHERT; DARCI L. WEICHERT A/K/A DARCI L. WICHERT; JEFF HOLTZMAN 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 March 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 20 AND 21, BLOCK 4906,  
CAPE CORAL, UNIT 74, A  
SUBDIVISION, ACCORDING  
TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
22, PAGES 111 THROUGH 131,  
OF THE PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA.

Property Address:  
2803SW37TH TER, 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 in accordance with Florida Statutes, Section 45.031.

Dated this 02/17/2026

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  
23-156344 - MaM  
February 20, 27, 2026 26-00692L

## 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-005266  
**HURRICANE HOUSE  
CONDOMINIUM ASSOCIATION,  
INC., a Florida non-profit  
corporation,**  
Plaintiff, vs.  
**PACE CAPITAL GROUP TS, LLC.,  
AN OHIO LIMITED LIABILITY  
COMPANY AND BARBARA E.  
MARTIN,**  
Defendants.

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, 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. 49 in Condominium Parcel 108 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 02/12/2026

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
2364 Fruitville Road  
Sarasota, FL 34237  
service@michaelbelle.com  
49406 / 11-84350  
February 20, 27, 2026 26-00636L

## FIRST INSERTION

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

GENERAL JURISDICTION  
DIVISION

CASE NO. 25-CA-002700  
**U.S. BANK TRUST NATIONAL  
ASSOCIATION NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF 2 ACQUISITION TRUST,  
Plaintiff, vs.  
THERESA A. PEREZ A/K/A  
THERESA PEREZ AND STEVEN C.  
STILLMAN A/K/A STEVEN  
STILLMAN, et al.**  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 25-CA-002700 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and THERESA A. PEREZ A/K/A THERESA PEREZ; STEVEN C. STILLMAN A/K/A STEVEN STILLMAN 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 March 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 14 OF UNIT 3  
LEHIGH ESTATES, SECTION  
32, TOWNSHIP 44 SOUTH,  
RANGE 26 EAST, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT  
BOOK 15, PAGE(S) 83, OF THE  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA.

Property Address: 2411 MILLIE  
AVE S, LEHIGH ACRES, FL  
33971

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 02/16/2026

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

Submitted by: Robertson, Anschutz,  
Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
25-275807 - MaM  
February 20, 27, 2026 26-00660L

## FIRST INSERTION

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

CIVIL DIVISION  
CASE NO. 25CA001743  
**LEONARDO ARMS BEACH CLUB  
CONDOMINIUM, INC., a Florida  
Not-for-profit Corporation,**  
Plaintiff, v.  
**ALINA GERTSBERG, ANNA  
GENUT, UNKNOWN SPOUSE OF  
ALINA GERTSBERG, UNKNOWN  
SPOUSE OF ANNA GENUT and  
UNKNOWN TENANT(S)/  
OCCUPANT(S),**  
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 11, 2026, I will sell the property situated in Lee County, Florida, described as:

Apartment No. 214 of Leonardo Arms Beach Club Condominium Unit III, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 701, Page 176, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID #03-47-24-W4-02200.2140  
at public sale, to the highest and best bidder, for cash, on April 16, 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: 02/12/2026  
Kevin C. Karnes, As Clerk of the Court  
(SEAL) By: T Mann  
Deputy Clerk

Kristie P. Mace, Esq.,  
Goede, DeBoest & Cross, PLLC,  
Attorney for Plaintiff,  
kmace@gadclaw.com  
and kgermanis@gadclaw.com  
February 20, 27, 2026 26-00637L

## FIRST INSERTION

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

GENERAL JURISDICTION  
DIVISION

CASE NO. 25-CA-000339  
**THE BANK OF NEW YORK  
MELLON F/K/A THE BANK OF  
NEW YORK AS SUCCESSOR IN  
INTEREST TO JP MORGAN  
CHASE BANK, N.A., AS TRUSTEE  
FOR CENTEX HOME EQUITY  
LOAN TRUST 2006-A,  
Plaintiff, vs.  
ALTON SMITH AND VALERIE  
SMITH, et al.**  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 03, 2025, and entered in 25-CA-000339 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A is the Plaintiff and ALTON SMITH; VALERIE SMITH 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 March 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 25 AND 26, BLOCK 44,  
FORT MYERS SHORES UNIT  
3, ACCORDING TO THE  
PLAT THEREOF RECORDED  
IN PLAT BOOK 10, PAGE 26,  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA.

Property Address: 13314 2ND  
STREET, 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 the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

Dated this 02/16/2026

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

Submitted by: Robertson, Anschutz,  
Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Fax: 561-997-6909  
24-195542 - MaM  
February 20, 27, 2026 26-00671L

## 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-002175  
**ELLINGTON EMPIRE FUND LLC,  
Plaintiff, v.  
UPSTARS LOGISTICS, LLC,  
a Delaware Limited Liability  
Company; JOSE C. DA CRUZ  
JR. A/K/A JOSE C. DACRUZ  
JR., an Individual; ZENILDA  
GOMES DA CRUZ, an Individual;  
BROOKSHIRE BATH & TENNIS  
CLUB ASSOCIATION, INC.;  
RBI MORTGAGES LLC, a Florida  
Limited Liability Company;  
UNKNOWN TENANT #1;  
UNKNOWN TENANT #2,**  
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated February 3, 2026 entered in Civil Case No. 25-CA-002175 in Circuit Court of the 12th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein ELLINGTON EMPIRE FUND LLC, Plaintiff and UPSTARS LOGISTICS, LLC, a Delaware Limited Liability Company; JOSE C. DA CRUZ JR. A/K/A JOSE C. DACRUZ JR., an Individual; ZENILDA GOMES DA CRUZ, an Individual; BROOKSHIRE BATH & TENNIS CLUB ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE CARLOS DE CRUZ; UNKNOWN TENANT #2 N/K/A EVERTON COUTINHOON are Defendant(s), I, Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.

## FIRST INSERTION

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

CASE NO.: 25-CA-002569  
**PACIFIC LIFE INSURANCE  
COMPANY,**  
Plaintiff, v.  
**BUCKHINGHAM HENDLEY LLC, a  
Florida Limited Liability Company;  
HOWARD LEMUS, an Individual;  
RAYMOND BUILDING SUPPLY  
CORPORATION A/K/A RAYMOND  
BUILDING SUPPLY AND/OR,  
DECO TRUSS; FLORIDA LUMBER  
COMPANY; SOUTHWEST  
STRUCTURAL SYSTEMS  
ACQUISITION CORP. D/B/A  
SOUTHWEST STRUCTURAL  
SYSTEMS, INC.; UNKNOWN  
TENANT #1; UNKNOWN TENANT  
#2,**  
Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated January 26, 2026 entered in Civil Case No. 25-CA-002569 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein PACIFIC LIFE INSURANCE COMPANY, Plaintiff and BUCKHINGHAM HENDLEY LLC, a Florida Limited Liability Company; HOWARD LEMUS, an Individual; FLORIDA LUMBER COMPANY are Defendant(s), I, Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Stat-

## FIRST INSERTION

**NOTICE OF DEFAULT AND  
INTENT TO FORECLOSE**  
TO: (See Exhibit A - Obligor)

The Manley Law Firm LLC has been appointed as Trustee by Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described as:

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof.

Exhibit A  
OBLIGOR: Daniel Colton, 600 WEST DIVERSEY PARKWAY #203, Chicago, IL 60614 and Jill Colton, 600 WEST DIVERSEY PARKWAY #203, Chicago, IL 60614; WEEK: 13; UNIT: 5347; TYPE: ; TOTAL: \$4,092.94; PER DIEM: \$1.43; NOTICE DATE: February 3, 2026  
File Numbers: 25-014893  
The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.  
Michael E. Carleton, Esq.  
Jordan A Zepetello, Esq.  
Jasmin Hernandez, Esq.  
as Trustee pursuant to Fla. Stat. §721.82  
PO Box 165028  
Columbus, OH 43216-5028  
Telephone: (407) 404-5266  
Telecopier: (614) 220-5613  
February 20, 27, 2026 26-00665L

realforeclose.com in accordance with Chapter 45, Florida Statutes on April 30, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 52, OF THE VILLAS  
FOUR AT BROOKSHIRE,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 38, PAGE(S) 80  
THROUGH 82, INCLUSIVE,  
OF THE PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA.

Property Address: 6656 Wakefield Dr, Fort Myers, FL 33966  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

02/16/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
(SEAL) N Wright-Angad  
DEPUTY CLERK OF COURT

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Service Email:  
flrealprop@kelleykronenberg.com  
File No.: 3087,000414  
February 20, 27, 2026 26-00667L

## FIRST INSERTION

utes on April 23, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 14, BLOCK 62, UNIT 16,  
SECTION 2, TOWNSHIP 44  
SOUTH, RANGE 27 EAST,  
LEHIGH ACRES, FLORIDA,  
ACCORDING TO THE PLAT  
THEREOF RECORDED IN  
PLAT BOOK 20, PAGE 19, PUB-  
LIC RECORDS OF LEE COUN-  
TY, FLORIDA.

Property Address: 2001 GRAY-  
SON AVE, ALVA, FL 33920  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

02/16/2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
(SEAL) N Wright-Angad  
DEPUTY CLERK OF COURT

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Service Email:  
flrealprop@kelleykronenberg.com  
File No.: 3087,000452  
February 20, 27, 2026 26-00666L

--- ACTIONS / SALES ---

FIRST INSERTION

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

**CASE NO.: 25-CA-005832**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, v.**  
**RICKOY J. LOWE, et al.,**  
**Defendants.**

TO: Rickoy J. Lowe  
446 Mercedes Court  
Lehigh Acres, FL 33972  
Rickoy J. Lowe  
243 Dugger Dr.  
Clarksville, TN 37042  
Rickoy J. Lowe  
3399 Foxcroft Rd., Apt. 315  
Miramar, FL 33025  
Rickoy J. Lowe  
466 Mercedes Ct.  
Lehigh Acres, FL 33972  
Rickoy J. Lowe  
3440 NW 11 PL  
Miami, FL 33127  
Rickoy J. Lowe  
3598 NW 193rd St.  
Miami Gardens, FL 33056  
Vickie Smith-Lowe  
446 Mercedes Court  
Lehigh Acres, FL 33972  
Vickie Smith-Lowe  
243 Dugger Dr.  
Clarksville, TN 37042  
Vickie Smith-Lowe  
3399 Foxcroft Rd., Apt. 315  
Miramar, FL 33025  
Vickie Smith-Lowe  
466 Mercedes Ct.  
Lehigh Acres, FL 33972  
Vickie Smith-Lowe  
3440 NW 11 PL  
Miami, FL 33127  
Vickie Smith-Lowe  
3598 NW 193rd St.  
Miami Gardens, FL 33056

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

Lot 4, Block 72, East Part, Unit  
15, Greenbriar, Section 4, Town-

ship 44 South, Range 27 East,  
Lehigh Acres, according to  
the map or plat thereof, as re-  
corded in Plat Book 27, Page(s)  
1 through 82, 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,  
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 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.

IN WITNESS WHEREOF, I have  
hereunto set my hand and affixed the  
official seal of said Court at Lee County,  
Florida, this 11th day of February, 2026.

Kevin C. Karnes  
As 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 20, 27, 2026 26-00623L

FIRST INSERTION

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

**CASE NO. 25-CA-006889**  
**HORIZON VILLAGE CO-OP, INC.,**  
**a Florida not-for-profit corporation,**  
**Plaintiff, vs.**

**PATRICK W. WEBER, P.A.,**  
**AS PLENARY GUARDIAN OF**  
**MICHELE SCHIEGNER a/k/a**  
**MICHELE H. SCHIEGNER,**  
**SOLUTION BASED CORP. d/b/a SB**  
**HOME BUYERS, and UNKNOWN**  
**PERSON(S) IN POSSESSION,**  
**Defendant.**

TO: Defendants, SOLUTION BASED  
CORP. d/b/a SB HOME BUYERS, and  
UNKNOWN PERSON(S) IN POSSES-  
SION

YOU ARE NOTIFIED that Plaintiff,  
HORIZON VILLAGE CO-OP, INC.,  
has filed an action seeking to eject you,  
quiet title, and foreclose a relative to  
the following property in Lee County,  
Florida:

Unit #565 of HORIZON VIL-  
LAGE CO-OP, INC., a Coopera-  
tive Mobile Home Park, accord-  
ing to Exhibit "B" (Plot Plan) of  
the Master Form Proprietary  
Lease dated December 12, 2005  
and recorded on December 12,  
2005 in Clerk's File Number  
2005000164239, Public Records  
of Lee County, Florida, and any  
amendments thereto, subject to:  
Mortgage encumbering the park  
in favor of BANK OF AMERICA,  
N. A., in the aggregate principal  
amount of TWENTY MIL-  
LION SIX HUNDRED THOU-  
SAND AND NO/100 DOL-  
LARS (\$20,600,000.00) dated  
January 6, 2006 and recorded  
January 19, 2006 in Clerk's File  
Number 2006000028129;

the Collateral Assignment of  
Leases, Rents and Profits dated  
January 6, 2006 and recorded  
January 19, 2006 in Clerk's File  
Number 2006000028130; and  
the Financing Statement dated  
January 6, 2006 and recorded  
January 19, 2006 in Clerk's File  
Number 2006000028131; all of  
the Public Records of Lee Coun-  
ty, Florida; and the Articles of  
Incorporation, Bylaws and Rules  
and Regulations of HORIZON  
VILLAGE CO-OP, INC.  
upon which lies the following  
single-wide mobile home:  
1988 BROOKSVILLE, VIN FL-  
FLH32A09446BF

and on or before March 25, 2026, you  
are required to serve a copy of your  
written defenses, if any, on Michael  
E. Schuchat, Esq., Plaintiff's attorney,  
whose address is Lutz, Bobo & Telfair,  
P.A., Two North Tamiami Trail, Suite  
500, Sarasota, Florida 34236, and file  
the original with this Court either be-  
fore service on Plaintiff's attorney or  
immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the Complaint  
or petition.

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

WITNESS my hand and the seal  
of this Court on this 13th of February,  
2026.

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

Michael E. Schuchat, Esq.  
Lutz, Bobo & Telfair, P.A.  
Two North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
meschuchat@lutzboboto.com  
Feb. 20, 27; Mar. 6, 13, 2026  
26-00655L

FIRST INSERTION

**NOTICE OF ACTION -**  
**CONSTRUCTIVE SERVICE**  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL ACTION  
**CASE NO.: 25-CC-6958**

**BERMUDA PARK CONDOMINIUM**  
**ASSOCIATION, INC., a Florida**  
**not-for-profit corporation,**  
**Plaintiff, v.**

**BEN MIADOVNIK; SUSAN**  
**MIADOVNIK; UNKNOWN**  
**TENANT IN POSSESSION NO.**  
**1; UNKNOWN TENANT IN**  
**POSSESSION NO. 2; and ALL**  
**UNKNOWN PARTIES CLAIMING**  
**BY, THROUGH, UNDER, OR**  
**AGAINST THE ABOVE-NAMED**  
**DEFENDANTS.**

TO: Defendants, BEN MIADOVNIK  
AND SUSAN MIADOVNIK, whose  
last known addresses are 25756 Lake  
Amelia Way, Unit 104, Bonita Springs,  
Florida 34135 and 49 Napa Ridge, Al-  
liston, ON, Canada L9R2E5, and all  
parties having or claiming to have any  
right, title or interest in the property de-  
scribed in the claim of lien being fore-  
closed herein.

YOU ARE HEREBY NOTIFIED that  
an action to foreclose a claim of lien on  
the following real property:

Unit 104, Building 3, BER-  
MUDA PARK, a condominium  
according to the Declaration of  
Condominium recorded in O.R.  
Book 3609, Pages 4068 through  
4223, inclusive, in the Public  
Records of Lee County, Florida,  
together with all appurtenances

thereunto appertaining and  
specified in said Condominium  
Declaration, and as may be  
amended.

Subject to restrictions, reserva-  
tions and easements of record,  
if any, and taxes subsequent to  
2001.

A lawsuit has been filed against you and  
you are required to serve a copy of your  
written defenses, if any, to it on coun-  
sel for Plaintiff Bermuda Park Condo-  
minium Association, Inc. whose ad-  
dress is c/o Adamczyk Law Firm, PLLC,  
10641 Airport-Pulling Road, Ste. 31,  
Naples, FL 34109 on or before March  
25, 2026 and file the original with the  
Clerk of this Court either before service  
on Plaintiffs attorney or immediately  
thereafter; otherwise a default will be  
entered against you for the relief de-  
manded in the complaint or petition  
filed herein.

THIS NOTICE SHALL BE PUB-  
LISHED ONCE A WEEK FOR TWO  
(2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal  
of this Court at Lee County, Florida, on  
this 13th day of February, 2026.

CLERK OF THE COURT  
KEVIN C. KARNES  
(SEAL) BY: K Harris  
As Deputy Clerk

Mark E. Adamczyk, Esq.  
Adamczyk Law Firm, PLLC  
10641 Airport-Pulling Rd, Ste 31  
Naples, FL 34109  
Telephone: (239) 631-6199  
Email: mark@adamczyklawfirm.com  
btollett@adamczyklawfirm.com  
service@adamczyklawfirm.com  
Feb. 20, 27; Mar. 6, 13, 2026  
26-00653L

FIRST INSERTION

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

**CASE NO.: 25-CA-004869**  
**PHH MORTGAGE**  
**CORPORATION,**  
**Plaintiff, VS.**

**UNKNOWN TRUSTEE OF**  
**THE FLORENCE P PALLITTO**  
**REVOCABLE LIVING TRUST**  
**DATED AUGUST 25, 2004; et al.,**  
**Defendant(s).**

TO: Unknown Trustee of The Florence  
P Pallitto Revocable Living Trust Dated  
August 25, 2004

Last Known Residence: Unknown  
TO: Unknown Beneficiaries of The  
Florence P Pallitto Revocable Living  
Trust Dated August 25, 2004

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

LOT 11, BLOCK A1, HERITAGE  
COVE PHASE I, ACCORDING  
TO THE PLAT RECORDED  
IN PLAT BOOK 64, PAGES 90  
THROUGH 100, OF THE PUB-  
LIC RECORDS OF LEE COUN-  
TY, 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  
30 days of publication, and file the orig-  
inal 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 02/13/2026

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  
1395-1459B  
Ref# 15116  
February 20, 27, 2026 26-00649L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT IN AND  
FOR LEE COUNTY, FLORIDA  
**CASE NO.: 25-CA-004352**

**PLAINS COMMERCE BANK,**  
**Plaintiff, v.**  
**DAVID MOISE; et al,**  
**Defendant(s).**

To the following Defendant(s):  
UNKNOWN SPOUSE OF DAVID  
MOISE  
(Last Known Address: 2306 EPHRAIM  
AVE, FORT MYERS, FL 33907)

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

LOT 2, BLOCK 48, FORT MY-  
ERS VILLAS, UNIT NO. 4-A,  
PART 1, ACCORDING TO THE  
MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
13, PAGES 19, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.  
PROPERTY ADDRESS: 2306  
EPHRAIM AVE, FORT MYERS,  
FL 33907

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

This notice is provided pursuant to  
Administrative Order No. 2010-08

WITNESS my hand and the seal of  
this Court this 02/11/2026

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 20, 27, 2026 26-00621L

FIRST INSERTION

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

**CASE NO.: 25-CA-004665**  
**MIDFIRST BANK,**  
**Plaintiff, VS.**

**KYLER CHEATHAM; et al.,**  
**Defendant(s).**

TO: Kyler Cheatham  
Last Known Residence: 1781 Pebble  
Beach Dr, 405 Fort Myers, FL 33907-  
0000

TO: Unknown Spouse of Kyler Cheath-  
am  
Last Known Residence: 1781 Pebble  
Beach Dr, 405 Fort Myers, FL 33907-  
0000

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

THAT CERTAIN CONDOMIN-  
IUM PARCEL COMPOSED OF  
FAMILY UNIT NUMBER  
405, AND THE UNDIVIDED  
SHARES IN THE COMMON  
ELEMENTS APPURTENANT  
THERE TO, IN ACCORDANCE  
WITH AND SUBJECT TO THE  
COVENANTS, CONDITIONS,  
RESTRICTIONS, TERMS  
AND OTHER PROVISIONS  
OF THE DECLARATION OF  
CONDOMINIUM OF SEVEN  
LAKES BUILDING NUMBER

23, A CONDOMINIUM WITH  
THE SCHEDULES ANNEXED  
THERE TO, AS RECORDED IN  
OFFICIAL RECORDS BOOK  
1568, PAGES 1330 THROUGH  
1371, AS AMENDED, OF THE  
PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA.

TOGETHER WITH COVERED  
PARKING SPACE #28  
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  
30 days of publication, and file the orig-  
inal 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 02/13/2026

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  
1485-520B  
Ref# 15309  
February 20, 27, 2026 26-00648L

FIRST INSERTION

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

**CASE NO.: 25-CA-007121**  
**ROCKET MORTGAGE, LLC F/K/A**  
**QUICKEN LOANS, LLC,**  
**Plaintiff, VS.**

**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEE, LIENORS,**  
**CREDITORS, TRUSTEES, AND**  
**ALL OTHER PARTIES CLAIMING**  
**AN INTEREST BY, THROUGH,**  
**UNDER, OR AGAINST THE**  
**ESTATE OF NANCY K. WORDEN**  
**A/K/A NANCY K. WORDON,**  
**DECEASED; et al.,**  
**Defendant(s).**

TO: Unknown Heirs, Beneficiaries,  
Devisees, Surviving Spouse, Grantees,  
Assignee, Lienors, Creditors, Trustees,  
and all other parties claiming an inter-  
est by, through, under, or against the  
estate of Nancy K. Worden a/k/a Nancy  
K. Wordon, deceased  
Last Known Residence: Unknown  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the following  
property in Lee County, Florida:

LOTS 37 & 38, BLOCK 2107,

CAPE CORAL, UNIT 32, AC-  
CORDING TO THE PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 16, PAGES 1  
THROUGH 13, INCLUSIVE,  
OF THE PUBLIC RECORDS  
OF LEE COUNTY, FLORIDA

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on ALDRIDGE  
PITE, LLP, Plaintiff's attorney, at 401  
W. Linton Blvd. Suite 202-B Delray  
Beach, FL 33444, on or before within  
30 day of publication, and file the orig-  
inal 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 02/13/2026

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  
1271-024B  
Ref# 15302  
February 20, 27, 2026 26-00647L

FIRST INSERTION

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

**CASE NO. 25-CA-005316**  
**VVV INVESTMENTS, LLC,**  
**A Florida for Profit Limited Liability**  
**Corporation**  
**Plaintiff, v.**

**SILVANO BIER, LEE**  
**COUNTY UTILITIES, LEE COUNTY**  
**SPECIAL ASSESSMENTS/MSTBU,**  
**CAPE HOLDING ENTERPRISES,**  
**INC., AND ALL PERSONS**  
**UNKNOWN, CLAIMING ANY**  
**LEGAL OR EQUITABLE RIGHT,**  
**TITLE, ESTATE, LIEN, OR**  
**INTEREST IN THE PROPERTY**  
**DESCRIBED IN THE COMPLAINT**  
**ADVERSE TO PLAINTIFF'S**  
**TITLE, OR ANY CLOUD UPON**  
**PLAINTIFF'S TITLE THERETO,**  
**Defendants.**

TO: Silvano Bier  
623 McKinley Ave  
Lehigh Acres, FL 33972

YOU ARE NOTIFIED that you have  
been designated as defendant in a legal  
proceeding filed against you for Action  
to Quiet Title.

The action was instituted in the  
Twentieth Judicial Circuit Court, Lee  
County, Florida, and is styled VVV

INVESTMENTS, LLC, a Florida For  
Profit Limited Liability Corporation,  
vs. Silvano Bier, Lee County Utilities,  
Lee County MSTBU, and All Personal  
Unknown, Claiming any Legal or Equi-  
table Right, Title, Estate Lien Or In-  
terest in the Property Described in the  
Complaint Adverse to Plaintiff Title, Or  
Any Cloud upon Plaintiff Title Thero. You  
are required to serve a copy of your  
written defenses, if any, to the action  
on Neil Morales, Esq., Plaintiff's  
attorney, whose address is 2272 Air-  
port Road South, Suite 209, Naples,  
FL 34112, on or before March 25, 2026  
and file the original with the clerk of  
this court either before service on Neil  
Morales, Esq. or immediately after ser-  
vice; otherwise, a default will be entered  
against you for the relief demanded in  
the complaint or petition. The Court  
has authority in this suit to enter a judg-  
ment or decree in the Plaintiff's interest  
which will be binding upon you.

DATED: 02/13/2026  
Kevin C. Karnes, Clerk of the Court  
(SEAL) By: K Harris  
As Deputy Clerk

Neil Morales, Esq.,  
Plaintiff's attorney,  
2272 Airport Road South, Suite 209,  
Naples, FL 34112  
Feb. 20, 27; Mar. 6, 13, 2026  
26-00650L

FIRST INSERTION

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

**CASE NO.: 26-CA-000299**  
**ROCKET MORTGAGE, LLC F/K/A**  
**QUICKEN LOANS, LLC,**  
**Plaintiff, VS.**

**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNING SPOUSE, GRANTEEES,**  
**ASSIGNEE, LIENORS,**  
**CREDITORS, TRUSTEES, AND**  
**ALL OTHER PARTIES CLAIMING**  
**AN INTEREST BY, THROUGH,**  
**UNDER, OR AGAINST THE**  
**ESTATE OF MICHAEL BLAIR,**  
**DECEASED; et al.,**  
**Defendant(s).**

TO: Unknown Heirs, Beneficiaries,  
Devisees, Surviving Spouse, Grantees,  
Assignee, Lienors, Creditors, Trustees,  
And All Other Parties Claiming An In-  
terest By, Through, Under, Or Against  
The Estate Of Michael Blair, Deceased  
Last Known Residence: Unknown  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the following  
property in Lee County, Florida:

LOT 43, LAKE ARROWHEAD  
MOBILE VILLAGE, PHASE IV,  
UNIT 1, ACCORDING TO THE  
PLAT THEREOF AS RECOR-  
DED IN PLAT BOOK 35, PAGES  
89 AND 90, OF THE PUBLIC

RECORDS OF LEE COUNTY,  
FLORIDA.  
TOGETHER WITH THAT  
CERTAIN 1986 "BROOKLYN"  
DOUBLE WIDE MOBILE  
HOME: IDENTIFICATION #: FLFL2AF383207541 ; TITLE #: 43255231 IDENTIFICATION #: FLFL2BG383207541 ; TITLE #: 43255372

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  
30 days of publication, and file the orig-  
inal 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 02/13/2026

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  
1271-021B  
Ref# 15324  
February 20, 27, 2026 26-00652L

FIRST INSERTION

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

**GENERAL JURISDICTION**  
**DIVISION**  
**CASE NO. 25-CA-007083**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**

**ROBERT BENNETT A/K/A**  
**ROBERT BENNETT, JR. AND**  
**CAITLYN ROBERTS, et. al.**  
**Defendant(s),**

TO: ROBERT BENNETT A/K/A RO-  
BERT BENNETT, JR.,  
whose last known residences are: 1915  
SW 2ND ST, CAPE CORAL, FL 33991;  
and 4044 TEESDALE ST, PHILADEL-  
PHIA, PA 19136; and 1812 SW 15TH  
PL, CAPE CORAL, FL 33991 and all  
parties having or claiming to have any  
right, title or interest in the property  
described in the mortgage being fore-  
closed herein.

YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following property:  
LOTS 46 AND 47, BLOCK  
3706, CAPE CORAL UNIT 50,  
ACCORDING TO THE MAP  
OR PLAT THEREOF, AS RE-  
CORDED IN PLAT BOOK 17,

PAGES 155 THROUGH 162,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF LEE COUNTY,  
FLORIDA.

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000110**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**JEFFREY P. PARR**  
**Deceased.**

The administration of the estate of Jeffrey P. Parr, deceased, whose date of death was December 3, 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 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is February 20, 2026.

**Personal Representative:**

**Joshua Parr**  
189 Sagamore St.  
Manchester, NH 03104  
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 20, 27, 2026 26-00687L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000357**  
**IN RE: ESTATE OF**  
**STEVEN FOSTER SHAVER**  
**a/k/a STEVEN SHAVER**  
**a/k/a STEPHEN FOSTER SHAVER,**  
**Deceased.**

The administration of the Estate of Steven Foster Shaver a/k/a Steven Shaver a/k/a Stephen Foster Shaver, deceased, whose date of death was January 10, 2026, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 7800, Tavares, Florida 32778. 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 20, 2026.

**Personal Representative:**

**Jody Shaver**  
8190 Fountain Mist Boulevard  
Lehigh Acres, Florida 33972  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
At Cause Law Office, PLLC  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atcauselaw.com  
Secondary E-Mail:  
ashley.cribbis@atcauselaw.com  
February 20, 27, 2026 26-00688L

## FIRST INSERTION

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

**Case No. 25-CA-005635**  
**VVV INVESTMENTS, LLC,**  
**A Florida for Profit Limited Liability Corporation**  
**Plaintiff, vs.**

**ANDREW L. SOLETORMOS,**  
**an individual, ELIZABETH SOLETORMOS, an individual, DAY STAR ONE, LLC, a Florida Limited Liability Corporation, AND ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO, Defendants.**

To: Andrew L. Soletormos and Elizabeth Soletormos: 434 Lambda Ave S, Lehigh Acres, FL 33974

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Action to Quiet Title.

The action was instituted in the Twentieth Judicial Circuit Court, Lee County, Florida, and is styled VVV

INVESTMENTS, LLC, a Florida For Profit Limited Liability Corporation, vs. Andrew and Elizabeth Soletormos, Day Star One, LLC., and Personal Unknown, Claiming any Legal or Equitable Right, Title, Estate Lien Or Interest in the Property Described in the Complaint Adverse to Plaintiff Title, Or Any Cloud upon Plaintiff Title Thereto.

You are required to serve a copy of your written defenses, if any, to the action on Neil Morales, Esq., Plaintiff's attorney, whose address is 2272 Airport Road South, Suite 209, Naples, FL 34112, on or before March 25, 2026 and file the original with the clerk of this court either before service on Neil Morales, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 02/13/2026  
Kevin C. Karnes, Clerk of the Court (SEAL) By: K Harris  
As Deputy Clerk

Neil Morales, Esq.,  
Plaintiff's attorney,  
2272 Airport Road South, Suite 209,  
Naples, FL 34112  
Feb. 20, 27; Mar. 6, 13, 2026  
26-00651L

## FIRST INSERTION

**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.: 2026-CA-000242**

**AMERIHOM MORTGAGE COMPANY, LLC,**  
**Plaintiff, vs.**

**ESTATE OF RUSSELL ADAMS HARRISON; et al., Defendants.**

TO: UNKNOWN SPOUSE OF RUSSELL ADAMS HARRISON; 2600 ELVA PL. LEHIGH ACRES, FL 33971  
ESTATE OF RUSSELL ADAMS HARRISON; 2600 ELVA PL. LEHIGH ACRES, FL 33971

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

LOT 12, IN BLOCK 89, OF LEHIGH ACRES, UNIT 11, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGE 23, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 2600 ELVA PL, LEHIGH ACRES, FL 33971.

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, within 30 days, 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

SOLOLOF 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  
February 20, 27, 2026 26-00620L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 26-CP-000396**  
**Division P(6)**  
**IN RE: ESTATE OF**  
**JONATHAN BROWN CRUZ**  
**Deceased.**

The administration of the estate of Jonathan Brown Cruz, deceased, whose date of death was September 14, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469 Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 20, 2026.

**Personal Representative:**

**Alexandra Roman Rosado**  
754 Gold Rock Road  
Lehigh Acres, Florida 33974  
Attorney for Personal Representative:  
RODOLFO SUAREZ, JR. ESQ.  
Fla. Bar No. 013201  
PILAR V. VAZQUEZ, ESQ.  
Fla. Bar No. 115839  
Suarez Law  
Attorneys for Petitioner  
9100 S. Dadeland Blvd., Ste. 1620  
Miami, Florida 33156  
Tel. (305) 448-4244 /  
Fax (305) 448-4211  
Primary Email:  
rudy@suarezlawyers.com  
Secondary Email:  
eservice@suarezlawyers.com  
February 20, 27, 2026 26-00686L

## FIRST INSERTION

**NOTICE OF A SPECIAL MEETING OF THE KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of Kingston One Community Development District will hold a Special Meeting of the Board to discuss any and all business which may properly come before them on **Friday, February 27, 2026, at 2:00 p.m. at the office of Cameratta Companies located at 21101 Design Parc Ln. Suite #103, Estero, FL 33928.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a telephone speaker present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or have impaired speech, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Bryan Radcliff  
District Manager  
February 20, 2026 26-00689L

## FIRST INSERTION

**NOTICE OF ACTION FOR**  
**Dissolution of Marriage with**  
**Child(ren)**

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

**Case No.: 25-DR-005751**

**Melody Augustin-Roberts**  
**Petitioner**  
**and**  
**Aaron Oral Roberts**  
**Respondent.**  
TO: Aaron Oral Roberts  
14749 Portico Blvd  
Ft. Myers, FL 33905

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Child(ren) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Melody Augustin-Roberts, whose address is 14749 Portico Blvd Ft. Myers, FL 33905, on or before 3/30/2026, and file the original with the clerk of this Court at 1700 Monroe St Fort Myers FL 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 addresses 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: 2/18/26

CLERK OF THE CIRCUIT COURT (SEAL) By: TM  
{Deputy Clerk}  
Feb. 20, 27; Mar. 6, 13, 2026  
26-00705L

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
**#20286**

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

**CASE No.**  
**362023CA007795A001CH**  
**NEWREZ LLC D/B/A**  
**SHELLPOINT MORTGAGE**  
**SERVICING,**  
**PLAINTIFF, VS.**  
**ALEXANDER SMITH, ET AL.**  
**DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 25, 2024, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on April 16, 2026, at 09:00 AM, at www.lee.realforeclose.com for the following realproperty:

LOTS 41 AND 42, BLOCK 2031, CAPE CORAL UNIT 31, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLATE BOOK 14, PAGE 149, 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. The Court, in its discretion, may enlarge the time of sale. Notice of the changed time of sale shall be published as provided herein.  
Date: 02/18/2026

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

Prepared by:  
Tromberg, Miller, Morris & Partners, PLLC  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Our Case #: 25-002068/362023CA00  
7795A001CH/SHELLPOINT  
February 20, 27, 2026 26-00697L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000197**  
**IN RE: ESTATE OF**  
**DONALD LEWIS BARBER,**  
**Deceased.**

The administration of the Estate of Donald Lewis Barber, deceased, whose date of death was September 29, 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 20, 2026.

**Personal Representative:**

**Signed by: S B Clark**  
**Sharon Barber Clark**  
217 Sebree Road,  
Stamping Ground, KY 40379  
Attorney for Personal Representative:  
/s/ Lisa Curia George  
Lisa Curia George  
Florida Bar Number: 1033829  
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:  
pat@mikehagen.com  
February 20, 27, 2026 26-00682L

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7019 - Cape Coral Facility Address: 1521 Del Prado Blvd., Cape Coral, FL 33909 US Facility Phone: 1+ (239) 217-1081 Description: Entire contents of unit consisting of, but not limited to: Kayla Gentry- bins, car parts, boxes, bookshelf, sheets, tires, games, puzzles, household items. Jayden Wood-stroller, car seat, booster seat, mattress, grandfather clock, couch, boxes, bed frame, hats. Diandra Skye Child- baby swing, boxes bed frame, box spring, bins, bags, hangers, household items, misc. Bidding: All bidding will take place online at StorageTreasures.com on March 13, 2026, at 11:00am. Property will be sold to the highest bidder.  
February 20, 27, 2026 26-00698L

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8651 - North Fort Myers Facility Address: 14251 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 842-7286 Description: Entire contents of unit consisting of, but not limited to: Yoan Lopez- Truck side steps, Bed, Bed frame. Donald Flanigan- Suitcase, Table, Beach chair, Guitar. Michael Lindsay- Boxes, Keyboard, Misc items. Bidding: All bidding will take place online at StorageTreasures.com on March 13, 2026 at 11:00am. Property will be sold to the highest bidder.  
February 20, 27, 2026 26-00700L

## FIRST INSERTION

**Public Notice**

The Towers, LLC proposes to build a 144-foot monopole communications tower at the approx. vicinity of 1200 Kismet Parkway West, Cape Coral, Lee County, Florida 33993 [Lat: 26-41-31.42, Long: -81-59-53.93]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Mitra Rahimi, m.rahimi@trileaf.com, 7700 West Highway 71, Suite 200, Austin, Texas 78735, 512-519-9388.  
February 20, 2026 26-00704L

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 03/06/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1991 CENT mobile home bearing vehicle identification number C11FM9133M5250609 and all personal items located inside the mobile home. Last Tenant: Heather Jane Lehr. Sale to be held at: Siesta Bay RV Resort, 19333 Summerlin Road, Fort Myers, Florida 33908 Telephone: 239-466-8988.  
February 20, 27, 2026 26-00708L

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
Probate Division  
File No. 26-CP-214  
IN RE: ESTATE OF CLEM A. GEORLETT, JR., deceased.

The administration of the testate estate of Clem A. Georlett, Jr., deceased, who died on October 29, 2025, File Number 26-CP-214, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, P.O. Box 9346, Fort Myers, Florida 33902. The name 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 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 decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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 the first publication of this Notice to Creditors is February 20, 2026

**Dad Thomas Cele**  
**David Thomas Georlett,**  
**Personal Representative**  
3110 27th Avenue  
Moline, IL 61625

Brian J. Downey, Esq.  
FL Bar Number: 0017975  
BARRETT MCNAGY LLP  
Attorney for Personal Representative  
215 E. Berry St.  
Fort Wayne, IN 46802  
Email: bjd@barrettllaw.com  
Phone: (260) 423-8871  
Fax: (260) 423-8920  
4906-3785-3576  
February 20, 27, 2026 26-00684L

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 25-CP-2827  
IN RE: ESTATE OF ELLEN J. MILLER  
Deceased.

The administration of the estate of Ellen J. Miller, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 20, 2026.

**Personal Representative:**  
**Daniel H. Miller**  
3228 NW 19th St.  
Cape Coral, Florida 33993

Attorney for Personal Representative:  
Robson D.C. Powers, Esq.  
Florida Bar No. 99617  
POWERS & ROGERS, PLLC  
615 Cape Coral Parkway West  
Cape Coral, Florida 33914  
Phone: (239) 402-5955  
Email: robson@capecorallawfirm.com  
February 20, 27, 2026 26-00693L

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-006366

**PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,**  
**Plaintiff, vs.**  
**MARTHA ANN VAZQUEZ; ERIKA HENSON; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARTHA ANN VAZQUEZ,**  
**Defendant(s).**

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

Unit Week 35 in Condominium Parcel B5 (A/K/A UNIT 1013), of PLANTATION BEACH CLUB I, PHASE B-2, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1230 at Page 1890 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 02/16/2026,

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
service@michaelbelle.com  
49268 / 5-31451  
February 20, 27, 2026 26-00679L

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-005222

**PLANTATION BAY VILLAS OWNERS ASSOCIATION, INC., a Florida non-profit corporation,**  
**Plaintiff, vs.**  
**THEODORE C. STANDISH, JR.; JILL STANDISH; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THEODORE C. STANDISH, JR,**  
**Defendant(s).**

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 at public outcry to the highest bidder for cash, the following described property situated in Lee County, Florida:

An undivided 1/204th interest as a tenant in common with other owners in the Resort Facility (PLANTATION BAY VILLAS) one Time Shares interest(s) according to the Time Sharing Plan thereof, recorded in Official Records Book 2168, Page 1706 through 1734, inclusive, of the Public Records of Lee County, Florida ("Plan"), as amended. Together with the right to occupy, pursuant to Plan, Unit 972 during Unit Week(s) 21.

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 property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

WITNESS my hand and official seal of said Court this day of 02/16/2026

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
service@michaelbelle.com  
49255 / 4-86486  
February 20, 27, 2026 26-00680L

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 26-CA-000113

**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**JAYLON S GLOSTER A/K/A JAYLON GLOSTER, et al.,**  
**Defendant.**

To: WOLFGANG HAAG, 5106 BEAUTY ST, LEHIGH ACRES, FL 33971  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and as follows, to-wit:

LOT 1, BLOCK 89, UNIT 13, LEHIGH ACRES, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGES 42 THROUGH 50, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 13th day of February, 2026.

Kevin C. Karnes  
CLERK OF COURT OF LEE COUNTY  
As Clerk of the Court  
(SEAL) BY: K Harris  
Deputy Clerk

MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
25-15161FL  
February 20, 27, 2026 26-00677L

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-004559

**PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,**  
**Plaintiff, vs.**  
**FRED A. MISCIMARRA, DECEASED, CAROLE ABRAHAM, FRED M. MISCIMARRA, JONATHAN MISCIMARRA, DAVID MISCIMARRA, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST FRED A. MISCIMARRA,**  
**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, in accordance with Section 45.031, Florida Statutes, 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 No. 51 in Condominium Parcel Number 1908 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 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 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 02/16/2026

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
service@michaelbelle.com  
49098 / 1-54323  
February 20, 27, 2026 26-00681L

FIRST INSERTION

**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, if living, and if Deceased, THE UNKNOWN HEIRS, DEVISEES and BENEFICIARIES OF WOODROW BOLEMAN, BEACON SQUARE HOMEOWNERS ASSOCIATION, INC. and UNKNOWN TENANTS IN POSSESSION,**  
**Defendants.**

TO: UNKNOWN HEIRS, DEVISEES and BENEFICIARIES OF WOODROW 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

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-005114

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**DUSTIN BAUERLE A/K/A D. BAUERLE, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed February 5, 2026 entered in Civil Case No. 25-CA-005114 of the Circuit Court of the Twentieth 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 March 26, 2026 on the following described property as set forth in said Summary Final Judgment:

Lots 7 and 8, Block 4449, of CAPE CORAL UNIT 63, according to the plat thereof, as recorded in Plat Book 21, Page(s) 48, 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 02/17/2026

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

MCCALLA RAYMER LEIBERT  
PIERCE, LLP,  
ATTORNEY FOR PLAINTIFF  
110 SE 6TH STREET  
FORT LAUDERDALE, FL 33301  
(855) 281-3909  
MRSERVICE@MCCALLA.COM  
25-12980FL  
February 20, 27, 2026 26-00691L

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 Matt's Truck and Auto Service Center located at 6371 Bayshore Rd in the City of N. Fort Myers, Lee, FL 33917 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of February, 2026  
Porter Fasteners, Inc.  
Kurt Didier  
February 20, 2026 26-00695L

FIRST INSERTION

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 Boulevard, 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 within 30 days after the first publication date, and file the original with the clerk of this Court either before service on Plaintiffs 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 13th day of February, 2026.

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

M. Brian Cheffer, Esquire,  
Cheffer & Hagan, P.A.,  
Attorneys for Plaintiff,  
2120 McGregor Boulevard,  
Fort Myers, FL 33901  
February 20, 27, 2026 26-00678L

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
CASE NO.: 07-CA-012381

**DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3,**  
**Plaintiff, vs.**  
**PATRICIA R. MUNOZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; ALTAGRACIA RAYMOND; ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; UNKNOWN SPOUSE OF ALTAGRACIA RAYMOND; UNKNOWN SPOUSE OF ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; JOHN DOE; JANE DOE,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capital Corporation; Altagracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altagracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 19th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 17, 18, 19 AND 20, BLOCK 5327, UNIT 58, CAPE CORAL SUBDIVISION, ACCORD-

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 128-147, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS A PORTION OF SAID LOT 20, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT #2007000299133, IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, TO WHICH THE RADIUS BEARS S 49°33'44" W, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 1°11'31", A DISTANCE OF 13.42 FEET; THENCE N 50°45'14" E, RADIAL TO THIS AFOREMENTIONED CURVE, A DISTANCE OF 111.48 FEET; THENCE N 89°11'25" E, A DISTANCE OF 17.40 FEET TO A POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 20; THENCE S 49°33'44" W ALONG THE SOUTH LINE OF AFORESAID LOT 20, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. Property Address: 3427 Ceitus Parkway, Cape Coral, Florida 33991

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

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

Dated: 02/17/2026

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

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpledings@mwc-law.com  
File No: 11-400075  
February 20, 27, 2026 26-00696L

LV20906\_V11

**SAVE TIME**

Email your Legal Notice  
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case #: 25-CA-000922  
DIVISION: T  
CrossCountry Mortgage, LLC  
Plaintiff, -vs.-  
Robert E. Dawson; Rachael L.  
Dawson a/k/a Rachael Dawson;  
Unknown Parties in Possession  
#1, if living, and all Unknown  
Parties claiming by, through, under  
and against the above named  
Defendant(s); Unknown Parties in  
Possession #2, if living, and all  
Unknown Parties claiming by,  
through, under and against the  
above named Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-CA-000922 of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein Cross-Country Mortgage, LLC, Plaintiff and Robert E. Dawson 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 FLORIDA STATUTES on May 14, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT(S) 71 AND 72, BLOCK 3337, CAPE CORAL UNIT 65, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 151 THROUGH 164, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

02/18/2026  
Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
Lee County, Florida  
(SEAL) N Wright-Angad  
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  
24-331803 FC01 CXE  
February 20, 27, 2026 26-00706L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE #26-CP-000109  
IN RE: THE ESTATE OF  
LOIS MARIE WATKINS,  
aka LOIS WATKINS,  
Deceased.

The administration of the estate of Lois Marie Watkins, aka Lois Watkins deceased, whose date of death was October 9, 2025 is pending in the Circuit Court of Lee County, Florida, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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 20, 2026.

**Personal Representative:**  
**Brandy Griffin**  
1324 Greendale Rd,  
Lexington KY 40511  
Attorney For Personal Representative:  
JOHN A. GRANT, JR.  
FL Bar No. 107989  
10025 Orange Grove Dr  
Tampa FL 33618  
Telephone: (813) 787-9900  
E-Mail: john.grant@johngrant.net  
February 20, 27, 2026 26-00702L

## 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 339  
IN RE: ESTATE OF  
THOMAS M. O'LEARY,  
DECEASED.

The administration of the estate of THOMAS M. O'LEARY, 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 PO 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, 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 20, 2026.

**CATHERINE WINSTANLEY**  
**Personal Representative**  
4100 Mahogany Way NE  
Grand Rapids, MI 49525  
JUAN D. BENDECK  
Attorney for Personal Representative  
Florida Bar No. 78298  
DENTONS COHEN & GRIGSBY P.C.  
9110 Strada Place, Suite 6200  
Naples, Florida 34108  
Telephone: 239-390-1900  
Email: juan.bendeck@dentons.com  
Secondary Email:  
tami.panozzo@dentons.com  
February 20, 27, 2026 26-00701L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003303  
Division Probate  
IN RE: ESTATE OF  
SUSAN RUTH KINGSBURY  
Deceased.

The administration of the estate of SUSAN RUTH KINGSBURY, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 20, 2026.

**Personal Representative:**  
**ROBERT C. KOTTENBROOK**  
503 Ivy Ridge Drive  
Cold Springs, Kentucky 41076  
Attorney for Personal Representative:  
GEORGE B. KOZOL, ESQ.  
Attorney for Personal Representative  
Florida Bar Number: 270751  
Kozol Asset Protection  
23150 Fashion Drive, Ste 231  
Estero, Florida 33928-2568  
Telephone: (239) 266-5671  
E-Mail:  
george@kozolassetprotection.com  
February 20, 27, 2026 26-00707L

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-2809  
Division: Probate  
IN RE: ESTATE OF  
SUE ELLEN JOHNSON  
Deceased.

The administration of the estate of Sue Ellen Johnson, Deceased, whose date of death was July 5, 2024, is pending in the Circuit court for Lee County, Florida Probate Division, file number 25-CP-2809; the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in F.S. § 90.5021 applies with respect to the Personal Representatives and any attorney employed by the Personal Representatives.

All creditors of the Decedent and other persons, who have claims or demands against Decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of the notice, 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate including unmaturing continue or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS ON THE 20 DAY OF February, 2026.

Signed by: Cynthia Ellen Johnson  
2/17/2026 6:02:57 AM EST  
Cynthia Ellen Johnson  
Petitioner

Respectfully submitted,  
FOR THE FIRM  
ALBERT MATTHEWS PLLC  
Albert L. Alguadich, Jr., Esq.  
(FBN 98438)  
Kent M. Amo, Esq. (FBN 36826)  
Nicole D. Ingelido, Esq. (FBN 106405)  
Ginine M. Hanco, Esq. (FBN 31829)  
12651 McGregor Blvd., Bldg. 3-302  
Fort Myers, FL 33919  
Tel. (239) 215-0208  
E-Mail:  
Service@albertmatthewslaw.com  
Secondary E-Mail:  
allyson@albertmatthewslaw.com  
Attorney for Petitioner  
February 20, 27, 2026 26-00709L

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR LEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 26-CP-0471  
Division: Probate  
IN RE: THE ESTATE OF  
ROBERTA A. FRANK  
Deceased.

The administration of the estate of Roberta A. Frank, Deceased, whose date of death was August 15, 2023, is pending in the Circuit court for Lee County, Florida Probate Division, file number 26-CP-0471; the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in F.S. § 90.5021 applies with respect to the Personal Representatives and any attorney employed by the Personal Representatives.

All creditors of the Decedent and other persons, who have claims or demands against Decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of the notice, 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate including unmaturing continue or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS ON THE 20 DAY OF February, 2026.

Signed by: Donald R. Frank, Jr  
2/16/2026 3:35:40 PM PST  
DONALD R. FRANK, JR.  
Petitioner

Respectfully submitted,  
FOR THE FIRM  
ALBERT MATTHEWS PLLC  
Albert L. Alguadich, Jr., Esq.  
(FBN 98438)  
Kent M. Amo, Esq. (FBN 36826)  
Nicole D. Ingelido, Esq. (FBN 106405)  
Ginine M. Hanco, Esq. (FBN 31829)  
12651 McGregor Blvd., Bldg. 3-302  
Fort Myers, FL 33919  
Tel. (239) 215-0208  
E-Mail:  
Service@albertmatthewslaw.com  
Secondary E-Mail:  
allyson@albertmatthewslaw.com  
Attorney for Petitioner  
February 20, 27, 2026 26-00703L

## FIRST INSERTION

## NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit (File No. 0461662-001) to SC Gulf 1, LLC to place fill in approximately 4,383 square feet (0.10 acres) of mangrove wetlands for the construction of a pile-supported single-family residence and associated residential improvements and to build a 879-square-foot dock with two uncovered slips in Pelican Bay, Class II Waters, unclassified for shellfish harvesting. To offset unavoidable impacts that will occur from these authorized activities, the permittee will Purchase 0.11 Forested Saltwater mitigation bank credits from the Little Pine Island Mitigation Bank. The activity is located at 991 Prescott Street, Parcel ID number 13-46-23-01-00005.0010, Fort Myers Beach, Florida 33931, in Section 13, Township 46 South, Range 23 East, in Lee County.

The Department will issue the environmental resource permit, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: <https://prodenv.dep.state.fl.us/DepNexus/public/searchPortal> using Facility/Site ID 461662. If you have any questions or are experiencing difficulty viewing the electronic application, please call Jonathan Guinn at 239-344-5650 or email at Jonathan.guinn@floridadep.gov

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- The name and address of each agency affected and each agency's file or identification number, if known;
- The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- A statement of when and how the petitioner received notice of the agency decision;
- A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.  
February 20, 2026

26-00675L

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FLORIDA STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8029 - North Fort Myers Facility Address: 14150 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 307-0008 Description: Entire contents of unit consisting of, but not limited to: Rodney Scruggs- Plastic Totes, Luggage, Metal Shelf, TV, Tools, Ladder, Tool Box. Rodney Scruggs- Boxes, Sofas, File Cabinet, Vases, Home Decor Items. Everett Clarke- Washer, Dryer, Refrigerator, Bicycle, Metal Shelf, Boxes. Everett Clarke- Metal Shelf, Mattress, TV, Fishing Pole, Ladder, Boxes. Kerri Moore- Boxes, Clothes, Bicycles, Plastic Storage Containers, Household Kitchen ware. Bidding: All bidding will take place online at StorageTreasures.com on March 13, 2026, at 11:00am. Property will be sold to the highest bidder.  
February 20, 27, 2026 26-00699L

# PUBLISH YOUR LEGAL NOTICE

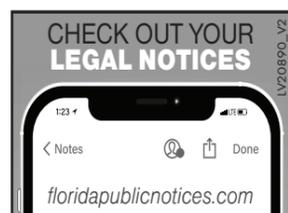
We publish all Public sale, Estate & Court-related notices

- 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

Call 941-906-9386

and select the appropriate County name from the menu option

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



FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

SUBSEQUENT INSERTIONS

---ACTIONS / ESTATE---

**SECOND 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

**SECOND 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

**SECOND 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:  
 trwalser@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

**SECOND 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 Southwest 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

**SECOND 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

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**CASE NO: 25-CP-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 unmaturred, 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

**SECOND 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

**SECOND 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 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

**SECOND 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 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:**  
**Linda Mac 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

**SECOND 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 County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is February 13, 2026.  
**Personal Representative:**  
**DIANA COMO STILING**  
 20366 Black Tree Lane  
 Estero, FL 33928  
 Attorney for Personal Representative:  
 MATTHEW S. McROBERTS, Attorney  
 Florida Bar Number: 95661  
 Nelson Mullins Riley & Scarborough  
 5811 Pelican Bay Boulevard, Suite 204  
 Naples, FL 34108  
 Telephone: (239) 325-0416  
 E-Mail:  
 matthew.mcroberts@nelsonmullins.com  
 Secondary E-Mail:  
 luanne.falkenburg@nelsonmullins.com  
 4911-0189-4529 v.2  
 February 13, 20, 2026 26-00530L

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-CP-003878**  
**IN RE: ESTATE OF RUTHANNE LIVADITIS**  
**MITCHELL a/k/a RUTHANNE MITCHELL**  
**Deceased.**  
 The administration of the Estate of Ruthanne Livaditis Mitchell a/k/a Ruthanne Mitchell, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, Ft. Myers, Florida 33902. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.  
 All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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:**  
**Lawson Mitchell**  
 634 Roser Park Drive S., Apartment 1  
 St. Petersburg, Florida 33701  
 Attorney for Personal Representative:  
 Ashly Mae Guernaccini, Esq.  
 Florida Bar Number: 1022329  
 At Cause Law Office, PLLC  
 314 S. Missouri Avenue, Suite 201  
 Clearwater, Florida 33756  
 Telephone: (727) 477-2255  
 Fax: (727) 802-8024  
 E-Mail: ashly@atauselaw.com  
 Secondary E-Mail:  
 ashley.cribbis@atauselaw.com  
 February 13, 20, 2026 26-00529L

## -- ACTIONS / SALES --

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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

## SECOND 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:**

**Dhruतिकumari Parimalbhai Patel**  
1438 SE 31st Terrace  
Cape Coral, Florida 33904  
Attorney for Personal Representative:  
Evianna 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

## SECOND 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

## SECOND 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

## 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. 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 pendens, 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

## SECOND 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

--- ESTATE ---

SECOND 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. OUMIET**  
**a/k/a GAIL ANN OUMIET**  
**Deceased.**

The administration of the estate of Gail A. Oumiet a/k/a Gail Ann Oumiet, 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

SECOND 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 25-CA-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

SECOND 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: kevinc@trustska.com

hollyk@trustska.com

4910-4255-8091, v. 1

February 13, 20, 2026 26-00567L

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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

--- ESTATE / SALES ---

## SECOND 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

## SECOND INSERTION

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

CIRCUIT CIVIL DIVISION  
CASE NO.: 24-CA-006136  
LAKEVIEW LOAN SERVICING,  
LLC

Plaintiff(s), vs.  
SHANAH J MAY

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 3, 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 14 AND 15, BLOCK 2523, CAPE CORAL UNIT 36, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Property address: 326 Northeast 20th Terrace, Cape Coral, FL 33909

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
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. 24-002157-1  
February 13, 20, 2026 26-00542L

## SECOND 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

## 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-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, GRANTEES,  
ASSIGNEES, LIENORS,  
ASSIGNORS, 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 before the clerk reports the surplus as unclaimed.

WITNESS my hand and official seal of said Court this 2/09/2026

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

Michael J. Belle, Esquire  
Attorney for Plaintiff  
service@michaelbelle.com  
49333 / 6-6398, 6-6399  
February 13, 20, 2026 26-00571L

## SECOND 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

## 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-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  
floridaservice@tblaw.com  
February 13, 20, 2026 26-00589L

## 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-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

## SECOND 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

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

Kevin C. Karnes  
Lee County, Florida  
(SEAL) BY: T Mann  
Deputy Clerk

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: E Bakelman  
Deputy Clerk  
Jan. 30; Feb. 6, 13, 20, 2026 26-00363L

## SECOND INSERTION

**NOTICE 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

## FOURTH INSERTION

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

CIVIL DIVISION  
Case No.: 25-DR-6002

IN RE: THE MARRIAGE OF:  
MARK SKARE,  
Petitioner/Husband,

and  
ELIZABETH SKARE,  
Respondent/Wife.

TO: Elizabeth Skare  
L/K/A: 637 101st Avenue N  
Naples, Florida 34108

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to

Provo Law Firm  
Kelley Provo, Esq.  
Attorney for Petitioner/Husband  
8300 College Parkway, Suite 203  
Fort Myers, Florida 33919

Email: Kelley@theprovalawfirm.com on or before March 2, 2026, and file the original with the clerk of this Court at the Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, before service on Petitioner/Wife or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

The action is asking the Court to decide how the following real or personal property should be divided: ANY AND ALL PERSONAL MARITAL ASSETS AND MARITAL DEBTS, PARENTAL RESPONSIBILITY, PARENTING PLAN, AND CHILD SUPPORT BETWEEN THE PARTIES THAT HAVE NOT ALREADY BEEN DIVIDED.

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

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

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

Dated: this 21st day of January, 2026

Kevin C. Karnes  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: E Bakelman  
Deputy Clerk  
Jan. 30; Feb. 6, 13, 20, 2026 26-00363L

## 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-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

OFFICIAL  
COURTHOUSE  
WEBSITES

1234

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

LV20890\_15

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

FOURTH 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

FOURTH INSERTION

NOTICE OF ACTION WITH MAILING

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA  
Case No.: 25-DR-5911  
Division: Family  
In re the Marriage of:  
YASHIRA N. MARTINEZ, Petitioner  
v.  
CESAR ERIK MARTINEZ ESPINOZA, Respondent.  
TO: Cesar Eric Martinez Escobar, 1510 Oak Dr. Fort Myers, FL 33907  
YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before March 9, 2026 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.  
This matter will be ran in the Business Observer.  
Dated: 01/27/2026

KEVIN C. KARNES  
Clerk of the Court  
(SEAL) By: E Bakelman  
Deputy Clerk  
/s/ Timothy P. Culhane  
Timothy P. Culhane  
3949 Evans Avenue, Suite 300B  
Fort Myers, Florida 33901  
Fla. Bar No. 124657  
Jan. 30; Feb. 6, 13, 20, 2026

26-00357L

THIRD INSERTION

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

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 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

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-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

SECOND 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 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 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  
1271-1686B  
Ref# 15128  
February 13, 20, 2026

26-00561L

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-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

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-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: 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

SECOND 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. 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

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 Dorcey Law Firm, PLLC  
10181 Six Mile Cypress Pkwy, Ste C  
Fort Myers, FL 33966  
Jan. 30; Feb. 6, 13, 20, 2026

26-00389L

FOURTH 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 written

NOTICE OF APPLICATION FOR TAX DEED  
Section 197.512 F.S.  
Tax Deed #: 2025002289  
NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:  
Certificate Number: 23-20398  
Year of Issuance 2023  
Description of Property PARCEL 38, UNIT 65, MIRROR LAKES, SECTION 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 27, PAGE 152 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Strap Number 20-45-27-65-00038.0000  
Names in which assessed: TARPON IV, LLC, TWJ PAN FLORIDA LLC  
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 03/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.  
Jan. 30; Feb. 6, 13, 20, 2026

26-00389L

SECOND 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

FOURTH 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

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**  
CALL 941-906-9386 and select the appropriate County name from the menu option  
OR E-MAIL: legal@businessobserverfl.com  
Business Observer

**SAVE TIME**  
E-mail your Legal Notice  
legal@businessobserverfl.com

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

## SECOND 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

## SECOND 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 #0113, 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

## FOURTH 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

## FOURTH 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 OF JOINT PETITION FOR ADOPTION BY STEPPARENT AND PETITION FOR TERMINATION OF PARENTAL RIGHTS OF BIOLOGICAL

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

FAMILY DIVISION  
Case No. 25-DR-6350

**IN THE MATTER OF THE ADOPTION OF: KAYLEE ANN EUBANKS Adoptee.**

TO: AMBER ROSE ARNER  
8 Robinson Court  
Arcadia, Florida 34266

Physical Description:  
Age: 36; Race: Caucasian; Hair Color: Brown; Height: 5'02" Date of Birth: June 28, 1989

YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Stepparent and Petition for Termination of Parental Rights of Biological Mom has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioners, to Eros Miranda, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before February 20, 2026 and file the original with the Clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

Dated: January 14th, 2026  
CLERK OF THE CIRCUIT COURT (SEAL) By: TE Deputy Clerk

Jan. 30; Feb. 6, 13, 20, 2026 26-00379L

## SECOND 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

## SECOND 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. 732.2211, 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.

**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@mclalughlinstern.com  
Secondary Email: dbaez@mclalughlinstern.com  
February 13, 20, 2026 26-00608L

## SECOND INSERTION

## SECOND 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, and the State of Florida, through the State Attorney of the Twentieth Judicial Circuit, in and for Lee County, Florida, appear on the 30th day of March, 2026, at the hour of 11:00 a.m. of said day for 15 minutes, before the Honorable Keith Kyle in Courtroom 4P, Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, or via Zoom Application (information below), and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the

hearing via the following Zoom link: [IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Amended Notice and Order to be published in a newspaper published and of general circulation in Lee County, being the County wherein said Complaint for validation is filed, at least once each week for two \(2\) consecutive weeks, commencing with the first publication which shall not be less than twenty \(20\) days prior to the date set for said hearing.](https://zoom.us/j/95818196610?pwd=dVpjdVg5Z3p0WTNlWHNNMlpEwWpsU09, Meeting ID: 958 1819 6610 and Passcode: 965021.</a></p>
</div>
<div data-bbox=)

IT IS FURTHER ORDERED that by such publication of this Amended Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the 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 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

## THIRD 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 mortgagor 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 Verduzzo 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

## FOURTH 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 Dorcy Law Firm, PLC  
10181 Six Mile Cypress Pkwy, Ste C  
Fort Myers, FL 33966  
Jan. 30; Feb. 6, 13, 20, 2026

26-00390L

--- ACTIONS / SALES ---

SECOND 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 fol-  
lowing 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 Cor-  
al, 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 ad-  
dress 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 Plain-  
tiff's attorney or immediately thereaf-  
ter; 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 Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

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

SECOND 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 re-  
corded 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,

FL 32789, within thirty (30) days from  
the date of first publication of this No-  
tice, 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 Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

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  
As 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

SECOND 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, trust-  
ees, and all parties claiming an inter-  
est by, through, under or against the  
defendant(s), who are not known to be  
dead or alive, and all parties claim-  
ing having or claiming to have any  
right, title, or interest in the property  
described in the mortgage being fore-  
closed 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 fol-  
lowing 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, LE-  
HIGH ACRES, Section 9, Town-  
ship 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 writ-  
ten defenses, if any, to it, on Khan Law,  
P.A., Attorney for Plaintiff, whose ad-  
dress is 14707 S. Dixie Hwy, Suite 101,  
Miami, FLORIDA 33176 within thirty  
(30) days after the first publication of  
this Notice in the BUSINESS OB-  
SERVER 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 de-  
manded in the complaint.

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

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 : fkan@khanlawpa.com  
February 13, 20, 2026 26-00556L

SECOND INSERTION

**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 De-  
fendants, if either has remarried and if  
either or both of said Defendant(s) are  
dead, their respective unknown heirs,  
devisees, grantees, assignees, credi-  
tors, 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 aforemen-  
tioned unknown Defendants and  
such of the aforementioned unknown  
Defendant(s) as may be infants, incom-  
petents or otherwise not sui jurs.

YOU ARE HEREBY NOTIFIED  
that an action has been commenced  
to foreclose a mortgage on the follow-  
ing 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 Boule-  
vard for a distance of 166.90  
feet, to the Point of Intersection  
of said centerline of Palm Bou-  
levard and the prolongation of  
the Southwest Right-of-Way line  
of Beaconshire 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 pro-  
longated Right-of-Way line, a  
distance of 40.14 feet to the Point  
of Intersection of the Southwest  
Right-of-Way line of Beacon-  
shire Boulevard and Northwest  
Right-of-Way line of Palm Bou-  
levard Southeast; Thence South  
35°33'22" West, leaving said  
Point of Intersection and pro-  
ceeding 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 dis-  
tance 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 Intersec-  
tion 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 continu-  
ing 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 In-  
tersection of the end of said cen-  
terline 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, Le-  
high 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 Bou-  
levard, Fort Myers, FL 33901 on or  
before 30 days after the first publica-  
tion 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 de-  
manded in the Complaint

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

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

SECOND 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 fol-  
lowing described property:

LOT 21, BLOCK 74, UNIT 13,  
SECTION 3, TOWNSHIP 44  
SOUTH, RANGE 26 EAST,  
LEHIGH ACRES, ACCORD-  
ING 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 writ-  
ten 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 de-  
manded 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 Divi-  
sion Manager, whose office is located at  
Lee County Justice Center, 1700 Mon-  
roe Street, Fort Myers, Florida 33901,  
and whose telephone number is (239)  
533-1771, at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing or voice impaired, call 711.

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

THIRD 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, Devisees,**  
**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-  
visees, 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-L1-2000N.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 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, GRANTEEES,**  
**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 COR-  
PORATION is the Plaintiff, and UN-  
KNOWN HEIRS, BENEFICIARIES,  
DEVISEES, SURVIVING SPOUSE,  
GRANTEES, ASSIGNEE, LIENORS,  
CREDITORS, TRUSTEES, ANY AND  
ALL OTHER PARTIES CLAIMING  
AN INTEREST BY, THROUGH, UN-  
DER, OR AGAINST THE ESTATE  
OF JOSEPH WHITE A/K/A JOSEPH

R. WHITE, DECEASED; JOLENE  
WHITE; JEFFREY WHITE; STIL-  
WELL SOLAR LLC; SUNNOVA SLA  
MANAGEMENT LLC; MEADOWS  
EDGE COMMUNITY ASSOCIATION,  
INC. F/K/A MIRROR LAKES COM-  
MUNITY ASSOCIATION, INC.; UN-  
KNOWN 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 SUBDIVI-  
SION 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

SECOND 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 THOM-  
AS C. PAPPAS, JR.  
205 SE 9th Terrace  
Cape Coral, FL 33990

UNKNOWN SPOUSE OF THOMAS  
C. PAPPAS A/K/A THOMAS C. PAP-  
PAS, JR.  
205 SE 9th Terrace  
Cape Coral, FL 33990

YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:

## --- ACTIONS / SALES ---

## SECOND 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 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

## SECOND INSERTION

**NOTICE OF SALE PURSUANT TO  
CHAPTER 45**IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR LEE COUNTY, FLORIDA  
CASE NO.: 25-CA-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 Plaintiff10800 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

## SECOND 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: 2/10/2026

Kevin C. Karnes,  
As Clerk of the Court  
(SEAL) By: T Mann  
Deputy ClerkG. Tyler Baillargeon, Esq.,  
Goede, DeBoest & Cross, PLLC,  
Attorney for Plaintiff,tbaillargeon@gadclaw.com  
kgermanis@gadclaw.com  
February 13, 20, 2026 26-00591L

## 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-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

## 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. 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 (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

## SECOND 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,  
FLORIDA

CIVIL 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 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.

02/11/2026

KEVIN 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

## SECOND 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-FLAT SERIES VI TRUST,**  
Plaintiff, v.**ALL UNKNOWN HEIRS,  
BENEFICIARIES, LEGATEES,  
DEVISEES, 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 SUB-  
DIVISION 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 02/11/2026Kevin 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

## SECOND 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 200600055857, 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

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR LEE COUNTY,  
FLORIDA  
CIVIL 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@popemazzara.com;  
gretchenkrohn@popemazzara.com  
February 13, 20, 2026 26-00554L

## 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-004111

**BANK OF AMERICA, N.A.,**

Plaintiff, vs.

**ESTATE OF A. DEWEY HARDIN  
A/K/A ADMIRAL DEWEY  
HARDIN, DECEASED; UNKNOWN  
HEIRS, DEVISEES, 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, DEVISEES, GRANTEEES,  
ASSIGNEES, CREDITORS,  
LIENORS, TRUSTEES OF ROBERT  
LEE HARDIN, DECEASED;****ESTATE OF GENEVIEVE DIANE  
HARDIN, DECEASED; UNKNOWN  
HEIRS, DEVISEES, 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  
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.