

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD MEETING LUCAYA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lucaya Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **March 11, 2026, at 9:30 AM** at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at lucayacdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at aferguson@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson, District Manager
Governmental Management Services - Tampa, LLC
February 27, 2026

26-00710L

FIRST INSERTION

Notice of Public Sale

Notice of Public Auction for monies due on storage units. The auction will be held on March 18 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

11401 S. Cleveland Ave
Fort Myers, FL 33907

NAME	UNIT	BALANCE
Kendra McConnell	A28	353.8
Kendra McConnell	A11	323.8
JOYCE KUDA	1006	409.9

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

4340 Kernel Cir
Fort Myers, FL 33916

NAME	UNIT	BALANCE
Katerina Benavente Sanchez	6013	337.8
kevin smiley	6067	337.8

4457 Kernel Cir
Fort Myers, FL 33916

NAME	UNIT	BALANCE
TOMMY ROBERTS	1003	539.9
Isiah Prieto	1104	337.8
wilberne Alexis	2020	423.8
Jakeeria Hagins	1099	427.8
Linda Houston	4032	725.8

16901 N. Cleveland Ave
N. Fort Myers, FL 33903

NAME	UNIT	BALANCE
Trevor Evans	3043	295.8
Yanisbel Cabrera	3105	399.9
Ryszard Znajmiecki	1204	287.8
Tonia Obrien	3187	623.8
Farrah Sturgis	1036	423.8
BRADFORD PECK	2153	617.8
RALPH ALTY	1330	209.9
Mike McMahon	1206	399.9
SCOTT TRATTNER	1024	417.8
Rick Henley	3181	615.8

February 27; March 6, 2026 26-00711L

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 INTAKE located at 6300 S POINTE BLVD APT 416 in the City of FORT MYERS, Lee, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of February, 2026

Connor DeLoach
February 27, 2026 26-00765L

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 North Cape Pool Service located at 420 NW 3rd Ln in the City of Cape Coral, Lee, FL 33993 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

MR DAVID MOORE
February 27, 2026 26-00715L

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 CARRIE TOOTHMANS CLEANING SERVICE located at 1906 IBIS LANE in the City of SANIBEL, Lee, FL 33957 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of February, 2026

CARIE TOOTHMAN
February 27, 2026 26-00762L

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 Pink Pearl located at 131 Estero Blvd in the City of Ft Myers, Lee, FL 33931 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of February, 2026

Kaminskiy at 131 Estero LLC
February 27, 2026 26-00755L

FIRST INSERTION

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

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

CASE NO: 25-DR-009190

IN RE: The Marriage of
Jenna Marie Jameson
Petitioner
and
Jessica Nicole Lawless
Respondent

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jenna Marie Jameson whose address is 14105 SW 288th, Homestead, Florida 33033 on or before March 30, 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: 2/18/2026

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

26-00731L

FIRST INSERTION

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

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

CASE NO: 25-DR-009320

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ivy Ellen Phillips whose address is 1009 Sycamore Drive, Rockledge, Florida 32955 on or before March 30, 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: 02/17/2026

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

26-00750L

FIRST INSERTION

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

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

CASE NO: 26-DR-000630

IN RE: The Marriage of
Kandace Crothers
Petitioner
and
Christopher Johnson
Respondent

TO: Christopher Johnson
5320 SW 24th Street, West Park, Florida 33023

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 Kandace Crothers whose address is 14150 SW 260th Street, Apt. 102, Naranja, Florida 33032 on or before March 30, 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: 02/17/2026

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

26-00756L

FIRST INSERTION

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

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

CASE NO: 25-DR-008026

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

TO: Carlos Miguel Mendez Mills
2131 Palm Vista Drive, Apopka, Florida 32712 on or before March 30, 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.

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Connie Smith Mendez whose address is 2131 Palm Vista Drive, Apopka, Florida 32712 on or before March 30, 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: 02/17/2026

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

26-00751L

FIRST INSERTION

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

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

Case No.: 26-DR-001169

LIAN YUN,
Petitioner,
and
ANTHONY DANG,
Respondent.
TO: Anthony Dang
14563 Kazan Street,
Irvine, CA 92604

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 Christine F. Wright, Esq., Wright Law Firm, P.A., 923 Del Prado Blvd., Suite 205, Cape Coral, FL 33990 on or before March 31, 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.

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 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: 02/19/2026

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) E Bakelman
Deputy Clerk
Feb. 27; Mar. 6, 13, 20, 2026

26-00772L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage, on behalf of itself, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 25420 Bernwood Dr, Bonita Springs, FL 34135. March 17th, 2026 at 11:00 AM

Customer Name- Marlena Cormier
Description of items- Flatscreen TV, Weights, Car Jack, Lamp, Pictures, Clothes, Pots and Pans, Weight Lifting Bar, Cooler.

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 27; Mar. 6, 2026 26-00744L

FIRST INSERTION

Fictitious Name Notice

Notice Is Herby Given That Lee Health System, Inc., 8925 Colonial Ctr Dr., Ste 1000, Ft Myers, FL 33905, desiring to engage in business under the fictitious name of LPG Comprehensive Breast Oncology Clinic, 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 27, 2026 26-00714L

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 LKQ Fort Myers located at 5001 STATE RD 82 in the City of Fort Myers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of February, 2026

LKQ Southeast, Inc.
February 27, 2026 26-00745L

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date March 20th, 2026 @ 10:00 AM at each individual repair facility. 41617 2020 GMC VIN#: 1GKS2BKC7LR156630 Repair Facility: Terry Wynter Auto Service Center 3811 Fowler St Fort Myers 239-939-2500 Lien Amt \$5,618.16
February 27, 2026 26-00713L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 3/19/2026 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Nicole Ryan. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Feb. 27; Mar. 6, 2026 26-00712L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Head2Soul Healing, located at 26330 Coco Cay Circle, #101, in the City of Bonita Springs, County of Lee, State of FL, 34135, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 24 of February, 2026.

Susan Simonsen
26330 Coco Cay Circle, #101
Bonita Springs, FL 34135
February 27, 2026 26-00777L

FIRST INSERTION

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

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

Case No.: 26-DR-001281

Division: Judge: Adams, Elisabeth
Litz Daniela Ravelo Espinosa
Petitioner,
and
Jose Javier Galvan Tanquero
Respondent,

TO: Jose Javier Galvan Tanquero
2512 NW 15th Pl Cape Coral FL 33993

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 Litz Daniela Ravelo Espinosa, whose address is 2512 NW 15th Pl Cape Coral FL 33993 on or before 4/6/26, and file the original with the clerk of this Court at 1700 Monroe Street 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 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: 02/23/26

CLERK OF THE CIRCUIT COURT
(SEAL) By: TM
Deputy Clerk
Feb. 27; Mar. 6, 13, 20, 2026

26-00778L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No: 26-CP-000437
IN RE: ESTATE OF
DIANE DAVIS
Deceased

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

The Administration of the estate of
DIANE DAVIS File No. 26-CP-000437
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 ad-
dress of the personal representative and
the personal representative's attorney
are set forth below.

**ALL INTERESTED PERSONS ARE
NOTIFIED THAT:**

All creditors of the decedent and other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is served within
three months after the date of the first
publication of this notice must file their
claims with this Court WITHIN THE
LATER OF THREE MONTHS AFTER
THE DATE OF THE FIRST PUBLICATION
OF THIS NOTICE OR THIRTY
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

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

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

Publication of this notice has begun
on February 27, 2026.

DEFOREST DAVIS

Personal Representative
1446 Berkshire Avenue
Winter Park, FL 32789

RONALD S. WEBSTER
Fla. Bar No. 570559
800 N. Collier Blvd. #203
Marco Island, FL 34145
(239) 394-8999
Feb. 27; Mar. 6, 2026 26-00720L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-508
IN RE: ESTATE OF
JAMES J. MONARCHIO
a/k/a JAMES MONARCHIO,
Deceased.

The administration of the estate of
James J. Monarchio a/k/a James
Monarchio, deceased, whose date of
death was October 5, 2024, is pending
in the Circuit Court for Lee County,
Florida, Probate Division, the address
of which is 1700 Monroe Street, Fort
Myers, FL 33901. The names and ad-
resses 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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 27, 2026.

Barbara Monarchio

Personal Representative
2509 SW 31st Street
Cape Coral, FL 33914

Attorney for Personal Representative:
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
courtfilings@capecoralattorney.com
Feb. 27; Mar. 6, 2026 26-00741L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-003508
IN RE: ESTATE OF
AINSLEY GAUNTLETT,
Deceased.

The administration of the estate of
Ainsley Gauntlett, deceased, whose date
of death was April 16, 2025, is pending
in the Circuit Court for Lee County,
Florida, Probate Division, the address
of which is 2115 Second Street 2nd Floor,
Fort Myers, FL 33901. The names and
addresses of the Curator and the Cura-
tor's attorney are set forth below.

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

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

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

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 27, 2026.

Curator:

Lisa Gangadeen
c/o Kelley Kronenberg, P.A.
220 Alhambra Circle, Suite 410
Coral Gables, Florida 33134

Attorney for Curator:
Joshua H. Rosenberg, Esq.,
Florida Bar Number: 865591
Kelley Kronenberg PA
220 Alhambra Circle, Suite 410
Coral Gables, Florida 33134
Telephone: (305) 503-0850
Fax: (786) 228-2951
E-Mail: jrosenberg@kklaw.com
Secondary E-Mail:
probateservice@kklaw.com
Feb. 27; Mar. 6, 2026 26-00735L

FIRST INSERTION

NOTICE TO CREDITORS
JAMES IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26 CP 459
IN RE: ESTATE OF
BETTY S. KNOX,
DECEASED.

The administration of the estate of
BETTY S. KNOX, deceased, whose date
of death was January 21, 2026, is pend-
ing 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied 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 27, 2026.

DEBORAH K. MORTENSEN

Personal Representative
16391 Fairway Woods Drive #204
Fort Myers, Florida 33908
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 E-Mail:
tami.panozzo@dentons.com
Feb. 27; Mar. 6, 2026 26-00740L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-003751
IN RE: ESTATE OF
WESLEY A. SUTTON SR.
Deceased.

The administration of the Estate of
Wesley A. Sutton Sr., deceased, whose
date of death was January 12, 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 My-
ers, Florida 33901. The names and ad-
resses 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.221,
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 27, 2026.

Personal Representative:

**Signed by: George Sutton
George Alley Sutton**
847 No. Chodikee Lake Road
Highland, New York 12528
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
Feb. 27; Mar. 6, 2026 26-00753L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000461
IN RE: ESTATE OF
RICHARD A. DEAN
Deceased.

The administration of the estate of
RICHARD A. DEAN, deceased, whose
date of death was October 2, 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 representa-
tives and the personal representatives'
attorney are set forth below.

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

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

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

Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.221,
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 27, 2026.

Personal Representatives:

RICHARD K. DEAN
103 Spalding Ave
Bardstown, Kentucky 40004
DEBORAH L. DEMKO
13483 Kinsman Road
Burton Village, Ohio 44021
Attorney for Personal Representatives:
Neil R. Covert, Esquire
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
Feb. 27; Mar. 6, 2026 26-00743L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000404
IN RE: ESTATE OF
MAUREEN M. SIDMORE
Deceased.

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

You are hereby notified that an Or-
der of Summary Administration has
been entered in the estate of Maureen
M. Sidmore, deceased, File Number
26-CP-000404, by the Circuit Court
for Lee County, Florida, Probate Divi-
sion, the address of which is P.O. Box
9346, Fort Myers, FL 33902; that the
decedent's date of death was January 3,
2026; that the total value of the estate
is \$464,714.11, of which \$450,000.00
is protected homestead property, and
that the names and addresses of those
to whom it has been assigned by such
Order are:

Name Address
Diane S. Wood
14 Candlewood Dr.
Pittsford, NY 14534
John D. Sidmore
177 Paxton Rd.
Rochester, NY 14617

**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. NOT-
WITHSTANDING 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 27, 2026.

Person Giving Notice:

Diane S. Wood
14 Candlewood Dr.
Pittsford, NY 14534
Attorney for Person Giving Notice:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Suite 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
Feb. 27; Mar. 6, 2026 26-00763L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 26-CP-379
IN RE: ESTATE OF
Harvey A. Brand
a/k/a Harvey Alan Brand
Deceased.

The administration of the estate of
Harvey A. Brand a/k/a Harvey Alan Brand,
deceased, whose date of death was Janu-
ary 11, 2026, File Number 26-CP-379,
is pending in the Circuit Court for Lee
County, Florida, Probate Division, the
physical address of which is 1700 Mon-
roe Street, Ft. Myers, FL 33901. The
names and addresses of the Personal
Representative and the Personal Repre-
sentative's attorney are set forth below.

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

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

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

The date of first publication of this
Notice is February 27, 2026.

Personal Representative:

Alexander C. Brand
2 South Helderberg Pkwy
Slingerlands, NY 12159
Attorney for Personal Representative:
DENNIS J. O'CONNOR, ESQ.
Florida Bar No. 643297
McPHILLIPS, FITZGERALD &
CULLUM L.L.P.
9999 NE 2nd Avenue, Suite 200
Miami Shores, FL 33138
Telephone: (305) 751-8556
Feb. 27; Mar. 6, 2026 26-00742L

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-240
IN RE: ESTATE OF
DOMINICK CARMINE FAVALE
A/K/A DOMINICK
THOMAS CARMINE FAVALE
Deceased.

The administration of the estate of
DOMINICK CARMINE FAVALE
A/K/A DOMINICK THOMAS CAR-
MINE FAVALE, deceased, whose date
of death was August 27, 2025, is pend-
ing 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.221,
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 27, 2026.

Personal Representative:

**DocuSigned by: Carol Scott
CAROL SCOTT
1311 Medinah Dr
Fort Myers, Florida 33919**
Attorney for Personal Representative:
/s/ T. Brandon Mace
T. BRANDON MACE
Florida Bar Number: 122413
Kemp & Mace, P.A.
12661 New Brittany Blvd
FORT MYERS, FL 33907
Telephone: (239) 278-1800
Fax: (239) 278-0608
brandon@kempandmace.com
michelle@kempandmace.com
Feb. 27; Mar. 6, 2026 26-00754L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000490
Division: Probate
IN RE: ESTATE OF
JANICE MARIE BLAZEK,
a/k/a JANICE M. BLAZEK,
Deceased.

The administration of the estate of
Janice Marie Blazek, a/k/a Janice M.
Blazek, 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 P.O. Box 9346, Fort Myers, FL 33902.
The names and addresses of the per-
sonal 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

The personal representative has no

duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.221,
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 27, 2026.

Personal Representative:

Lowell S. Schoenfeld
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Attorney for Personal Representative:
Joe C. Cuffel
Attorney for Lowell S. Schoenfeld
Florida Bar Number: 1019964
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: joe@trustska.com
Feb. 27; Mar. 6, 2026 26-00725L

lv20906_vll

SAVE TIME

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-000264
Division PROBATE
IN RE: ESTATE OF ROSEMARY JEAN FEIOCK
Deceased.

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

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

All 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 27, 2026.

Personal Representative:
Mr. Brian Feiock
6541 Winkler Road
Fort Myers, FL 33919
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
Feb. 27; Mar. 6, 2026 26-00761L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 26-CP-0491
Division: Probate
IN RE: ESTATE OF JOSEPH D. PACHECO
Deceased.

The administration of the estate of Joseph D. Pacheco, deceased, whose date of death was February 2, 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 27, 2026.

Personal Representative:
Marjorie L. Pacheco
1215 Kittiwake Circle
Sanibel, Florida 33957
Attorney for Personal Representative:
Janet M. Strickland, FL Bar No. 137472
Neva K. Torres, FL Bar No. 10449725
Law Office of Strickland & Torres, P.A.
2340 Periwinkle Way, Suite J-1
Sanibel, FL 33957
Telephone: (239) 472-3322
E-Mail: jms@sanibellaw.net
Secondary E-Mail:
neva@sanibellaw.net
Tertiary E-Mail: jms3@sanibellaw.net
Feb. 27; Mar. 6, 2026 26-00769L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-520
Division: Probate
IN RE: ESTATE OF VICTOR SALAZAR,
Deceased.

The administration of the Estate of Victor Salazar 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 27, 2026.

Personal Representative:
Michelle Salazar
9337 Barron Road
Bonita Springs, FL 34134
Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980595
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevin@trustska.com
4929-4428-7112, v. 1
Feb. 27; Mar. 6, 2026 26-00752L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-001772
NEXUS NOVA LLC,
Plaintiff, vs.
WAYNE HANNON, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on February 19, 2026, in Case No. 25-CA-001772 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein NEXUS NOVA LLC is Plaintiff, and WAYNE HANNON, CINNAMON COVE TERRACE CONDOMINIUM V ASSOCIATION, INC., and UNKNOWN SPOUSE OF WAYNE HANNON are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 26th day of March, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 5002, BUILDING 5, CINNAMON COVE TERRACE CONDOMINIUM V, TOGETHER WITH THE EXCLUSIVE USE OF THAT CERTAIN LIMITED COMMON ELEMENT DESCRIBED AS PARKING SPACE NO. 5002 AND THE UNDIVIDED SHARE OF THE COM-

MON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDOMINIUM OF CINNAMON COVE TERRACE CONDOMINIUM V, AS RECORDED IN OFFICIAL RECORDS BOOK 2048, PAGE 3291 THROUGH 3347, INCLUSIVE, AND AMENDED IN OR BOOK 2049, PAGE 1245; OR BOOK 2049, PAGE 1253; AND SUBJECT TO THE DECLARATION OF CONDOMINIUM OF CINNAMON COVE MASTER ASSOCIATION, AS RECORDED IN OR BOOK 1641, PAGES 1616, AND AMENDED IN OR BOOK 1983, PAGE 2327, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Also known as 11460 CARAVEL CIR #5002, FORT MYERS, FL 33908 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: 02/23/2026
Kevin Karnes
Clerk of Court, Lee County
(SEAL) By: N Wright-Angad
Deputy Clerk of Court
Feb. 27; Mar. 6, 2026 26-00773L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-443
Division Probate
IN RE: ESTATE OF INGRID E. HARTMANN-KARETH
Deceased.

The administration of the estate of Ingrid E. Hartmann-Kareth, deceased, whose date of death was August 20, 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 27, 2026.

Personal Representative:
Alessandra Russ
Sonnenrain 30
97234 Reichenberg
Attorney for Personal Representative:
Jennifer J. Hammond - Attorney
Florida Bar Number: 121531
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square/
Fort Myers, FL 33919
Telephone: (239) 936-7200/
Fax: (239) 936-7997
E-Mail: jenniferh@trustska.com
Secondary E-Mail:
carolg@trustska.com
4925-4555-6108, v. 1
Feb. 27; Mar. 6, 2026 26-00760L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26 CP 000537
IN RE: ESTATE OF LYNDA J. MONACO
Deceased.

The administration of the estate of Lynda J. Monaco, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 000531
IN RE: ESTATE OF KATHLEEN PRENTISS JEFFERSON a/k/a KATHLEEN P. JEFFERSON
Deceased.

The administration of the estate of Kathleen Prentiss Jefferson, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal 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 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 27, 2026.

Personal Representative:
Signed by: William F. Jefferson
William F. Jefferson
Attorney for Personal Representative:
/s/ Nicholas J. Grimaudo
NICHOLAS J. GRIMAUDDO
E-mail Addresses:
nicholasg@jpfirm.com,
erikam@jpfirm.com
Florida Bar No. 71893
Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Lane Blvd., Suite 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
Feb. 27; Mar. 6, 2026 26-00771L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No.: 26-CP-22
Division: Probate
IN RE: ESTATE OF BEVERLY FULLER,
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 Beverly Fuller, deceased, File Number 26-CP-22, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was July 23, 2024; that the total value of the Estate is \$5,000.00; and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Joseph C. Fuller, Jr. as Trustee of the Fuller Joint Trust, dated February 23, 2024
18 Carrotwood Ct.
Fort Myers, FL 33919

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET

FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

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

The Personal Representative or 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 27, 2026.

Personal Giving Notice:
Joseph C. Fuller, Jr.
18 Carrotwood Ct.
Fort Myers, FL 33919
Attorney for Person Giving Notice:
Kevin A. Kyle
Florida Bar Number: 980595
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevin@trustska.com
4925-3591-1569, v. 1
Feb. 27; Mar. 6, 2026 26-00759L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 26 CP 000537
IN RE: ESTATE OF LYNDA J. MONACO
Deceased.

The administration of the estate of Lynda J. Monaco, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

FIRST INSERTION

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 27, 2026.

Personal Representative:
Louis F. Monaco
21071 Saint Peters Drive
Fort Myers, Florida 33931
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) 366-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
02370474-1 / 15339/2 LNOLL:
Feb. 27; Mar. 6, 2026 26-00764L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-538
IN RE: ESTATE OF MARGARET LOUISE GRANTT
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 Margaret Louise Grantt, deceased, File Number 2026-CP-538, 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 November 29, 2025; that the total value of the estate is \$23,135.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Alexander Peter Grantt
11851 East Terry Street
Bonita Springs, FL 34135

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND

DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 27, 2026.

Personal Giving Notice:
Alexander Peter Grantt
11851 East Terry Street
Bonita Springs, Florida 34135
Attorney for Person Giving Notice
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
Feb. 27; Mar. 6, 2026 26-00767L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com
Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-561
IN RE: ESTATE OF
ROSIMEIRE DAMACENO
DUARTE a/k/a ROSIMEIRE PIRES
Deceased.

The administration of the Estate of ROSIMEIRE DAMACENO DUARTE a/k/a ROSIMEIRE PIRES, deceased, whose date of death was January 4, 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 first publication of this notice is February 27, 2026.

ANA PAULA PIRES
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
Feb. 27; Mar. 6, 2026 26-00768L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 26CP445
Division P(6)
IN RE: ESTATE OF
MICHELE RENEE PIGNATONE
Deceased.

The administration of the estate of MICHELE RENEE PIGNATONE, deceased, whose date of death was May 22, 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.

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 27, 2026.

Personal Representative:
BENJAMIN PIGNATONE
Attorney for Personal Representative:
JOHN A. WILLIAMS, ESQ.
Florida Bar No. 0486728
The Law Offices of John A. Williams, PLLC
7408 Van Dyke Road
Odessa, Florida 33556
Office (813) 402-0442
Fax (813) 210-8514
E-Mail: john@johnwilliamsllaw.com
Secondary E-Mail:
service@johnwilliamsllaw.com
Feb. 27; Mar. 6, 2026 26-00770L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 26-CP-83
IN RE: ESTATE OF
ERNEST CHARLES KAZAR
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 Charles Ernest Kazar, deceased, File Number 26-CP-83, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901; that the decedent's date of death was November 19, 2025; that the total value of the estate is \$1,300.00; and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Ernest C. Kazar, Jr.	403 SE 17th Ave.
	Cape Coral, FL 33990
Debra Jarvis	5240 Willow Ct.
	Cape Coral, FL 33904
Joseph F. Kazar	108 Webb St.
	Fayetteville, TN 37334
Todd M. Kazar	2568 First St. #121,
	Fort Myers, FL 33901

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 PERIOD SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is February 27, 2026.

Debra Jarvis
Personal Representative
5240 Willow Ct.
Cape Coral, FL 33904
Ernest C. Kazar, Jr.
Personal Representative
403 SE 17th Ave.
Cape Coral, FL 33990
Cassidy B. Thomson (FlBar. 1028248)
Attorney for Petitioner
5660 Strand Ct. #318
Naples, FL 34110
239-231-8505
cassidy@lcsnaples.com
support@lcsnaples.com
Feb. 27; Mar. 6, 2026 26-00766L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
#20286
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA.

CASE No. 25-CA-000609
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS INDENTURE
TRUSTEE FOR VISTA POINT
SECURITIZATION TRUST
2024-CES1,
PLAINTIFF, VS.
JEAN RONALD GLEVIS, ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 19, 2026, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on June 25, 2026, at 09:00 AM, at www.lee.realforeclose.com for the following described property:

LOTS 1 AND 2, BLOCK 95,
UNIT 10, IN THE NORTH 1/2
OF SECTION 28, TOWNSHIP
44 SOUTH, RANGE 26 EAST,
LEHIGH ACRES, ACCORDING
TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 15, PAGE 79, 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. 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: 02/18/2026
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk of the Court
Prepared by:
Tromberg, Miller, Morris &
Partners, PLLC
600 West Hillsboro Boulevard,
Suite 600
Deerfield Beach, FL 33441
Our Case #: 24-001809/25-CA-000609/ CMS
Feb. 27; Mar. 6, 2026 26-00716L

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-006825

CASA YBEL BEACH AND
RACQUET CLUB CONDOMINIUM
ASSOCIATION, INC., a Florida
non-profit corporation,
Plaintiff, vs.
MARY ANN GORDON, NOREEN
PATRICIA GORDON, THERESA
LYNN GORDON, ELLEN
MARIE GORDON, JOANNE
GORDON, THE UNKNOWN
HEIRS, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER OR
AGAINST MARY ANN GORDON,
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, 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. 28, in Condominium Parcel No. 152, of CASA YBEL BEACH AND RACQUET CLUB, PHASE F, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1354, Page 1039, in the Public Records of Lee County, Florida.

A/K/A Unit 152F, Week 28 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause.

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

WITNESS my hand and official seal of said Court this day of 02/20/2026
KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50181 / 13-61914
Feb. 27; Mar. 6, 2026 26-00738L

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-006368

PLANTATION BEACH CLUB II
OWNERS' ASSOCIATION, INC., a
Florida non-profit corporation,
Plaintiff, vs.
CARYL POWELL BESSOLO,
JOHN W. POWELL, III, KRISTIE
L. POWELL, THE UNKNOWN
HEIRS, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER OR
AGAINST CARYL POWELL
BESSOLO,
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 13 & 14 in Condominium Parcel Letter I (A/K/A UNIT 1042) 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 dates 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 02/18/2026
KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
49312 / 6-2127, 6-2129
Feb. 27; Mar. 6, 2026 26-00717L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 25-CC-7972

GLADIOLUS GARDENS
CONDOMINIUM ASSOCIATION,
SECTION XIII, INC.,
Plaintiff, v.
VINCENT J. AGUANNO, et. al.,
Defendants.
NOTICE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure filed on February 17, 2026, and entered in Case No. 25-CC-007972 of the County Court in and for Lee County, Florida, wherein Gladiolus Gardens Condominium Association, Section XIII, Inc., is the Plaintiff and Vincent J. Aguanno, et. al., is the Defendant, that I will sell to the highest and best bidder for cash on www.lee.realforeclose.com at 9:00 AM on the 19th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 106, OF GLADIOLUS GARDENS CONDOMINIUM, SECTION XIII, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN OFFICIAL RECORDS BOOK 1483, PAGE 499, AND AS SUBSEQUENTLY AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO ACCORDING TO SAID DECLARATION.

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

DATED 02/18/2026
Kevin C. Karnes,
Clerk Circuit Court
(SEAL) By N Wright-Angad
Deputy Clerk

Jason Hamilton Mikes, JD, MBA
Hamilton Mikes, P.A.
8850 Terrene Court, Suite 110
Bonita Springs, Florida 34135
(239) 594-7227
Jason@HamiltonMikes.com
Feb. 27; Mar. 6, 2026 26-00718L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-CP-000266
IN RE: THE ESTATE OF:
JOHN THOMAS NACHAZEL
Deceased.

The administration of the estate of JOHN THOMAS NACHAZEL, deceased, whose date of death was December 29, 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 the 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 27, 2026.

Personal Representative:
Beatrice Sanford
Ave Maria University
5050 Ave Maria Blvd
Ave Maria, FL 34142
Attorney for Personal Representative:
MAE C. BRADSHAW, ESQ.
sklawyers, pllc
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: mbradshaw@sklawyers.net
Florida Bar No. 888590
Feb. 27; Mar. 6, 2026 26-00784L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 24-CA-006467

VILLAGE CAPITAL &
INVESTMENT LLC,
Plaintiff, v.
JOHN GIANATASIO, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on March 26, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lots 28 and 29, Block 2799, CAPE CORAL UNIT 40, according to the plat thereof, as recorded in Plat Book 17, Page(s) 81 to 97, inclusive, in the public records of Lee County, Florida.
Property Address: 110 NW 24th Terrace, Cape Coral, FL 33993

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 Mortgagor or the Mortgagor's attorney.

WITNESS my hand and official seal of this Honorable Court this day of 02/20/2026
Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: N Wright-Angad
DEPUTY CLERK

Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
Feb. 27; Mar. 6, 2026 26-00737L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3311
IN RE: ESTATE OF
PAMELA K. DONOHO,
Deceased.

The administration of the estate of Pamela K. Donoho, deceased, whose date of death was July 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd. 2nd Floor, Fort Myers, FL 33901. The names and addresses of the curator and the curator'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 curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 27, 2026.

Curator:
Courtney A. Holbrook
3653 Sarah Drive
Wantagh, NY 11793
Attorney for Curator:
/s/ Marve Ann M. Alaimo, Esq.
Marve Ann M. Alaimo
malaimo@porterwright.com
flprobate@porterwright.com
Florida Bar No. 117749
Porter Wright Morris & Arthur LLP
9132 Strada Place, Suite 301
Naples, FL 34108
Telephone: 239-593-2964
Feb. 27; Mar. 6, 2026 26-00782L

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-004739

THE COTTAGES AT SOUTH SEAS
PLANTATION CONDOMINIUM
ASSOCIATION, INC., a Florida
non-profit corporation,
Plaintiff, vs.
EDWARD F. DOHERTY,
Defendant.

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 No. 36, Parcel No. 1508, 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 day of 02/18/2026

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

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
49153 / 2-68475
Feb. 27; Mar. 6, 2026 26-00719L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-000189

U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE
FOR LB-TREEHOUSE SERIES VI
TRUST,
Plaintiff, v.
JORGE LUIS BIOSCA SANDOVAL,
et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 5, 2026 and entered in Case No. 25-CA-000189 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein JORGE LUIS BIOSCA SANDOVAL, are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on March 26, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

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

and commonly known as: 1219
NE 14TH PL, CAPE CORAL, FL
33909 (the "Property").
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

WITNESS my hand and the seal of the court on 02/19/2026

Kevin C. Karnes
As Clerk of the Circuit Court
Lee County, Florida
(SEAL) N Wright-Angad
DEPUTY CLERK

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
Feb. 27; Mar. 6, 2026 26-00746L

--- ACTIONS / SALES ---

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-006702

PHH MORTGAGE CORPORATION, PLAINTIFF, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF LUREATHA WOODARD (DECEASED), ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 19, 2026, 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 described property:

LOTS 5 AND 6, BLOCK 4, STARECO ADDITION, AS RECORDED IN PLAT BOOK 8 AT PAGE 29, 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: 02/20/2026

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 #:
24-001287/24-CA-006702/PHH

Feb. 27; Mar. 6, 2026 26-00748L

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-000507

TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, PLAINTIFF, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HEIKO P. REIMANN, DECEASED, et al. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 18, 2025, and entered in 24-CA-000507 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HEIKO P. REIMANN, DECEASED; BOBBIE REIMANN 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:

LOT 15, BLOCK 7, FORT MYERS VILLAS, UNIT NO. 1-A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP, THEREOF DESCRIBED IN PLAT BOOK 10, AT PAGE(S) 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2131 ALDRIDGE AVE, FORT MYERS, FL 33907
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

Dated this day of 02/19/2026,
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
23-091684 - MaM
Feb. 27; Mar. 6, 2026 26-00757L

FIRST INSERTION

NOTICE OF SALE

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

FORECLOSURE DIVISION

CASE NO: 25-CC-003825

ISLAND PARK VILLAGE, SECTION III, CONDOMINIUM ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. CORINNE DRUSO, Defendant.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 11/14/2025 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Circuit Court, will sell the property situated in Lee County, Florida legally described as:

Unit No. 64, of that certain Condominium known as Island Park Village, Section III, a Condominium as recorded in O.R. Book 1732, Pages 3490-3585, inclusive, Public Records of Lee County, Florida, and any and all amendments thereto, together with all appurtenances there unto appertaining and specified in said Condominium Declaration.

Commonly known as: 17656 Village Inlet Court, Fort Myers, FL 33908

In an online sale at www.lee.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 09:00 AM on April 23, 2026.

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

A copy of this notice shall be published in the Business Observer.

DATED this day of 02/20/2026

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

Leland Wilson, Esq., -
leland@associationlegalservices.com
and
billma@associationlegalservices.com
12600 World Plaza Lane, #63,
Fort Myers, FL 33907
Feb. 27; Mar. 6, 2026 26-00739L

FIRST INSERTION

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

CASE NO.: 24-CA-006440

SERVBANK, SB, PLAINTIFF, v. EDWARD DAVENPORT III, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on March 26, 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 35, IMPERIAL RIVER ESTATES, more particularly described as follows:
From the Northwest corner of Lot 16, Bonita Farms #1, as recorded in Plat Book 3, Page 27, Public Records of Lee County, Florida, in the Northwest Quarter of Section 35, Township 47 South, Range 25 East, Lee County, Florida, run South 150 feet; thence East 1 foot; thence South 75 feet to the Point of Beginning; continue South 75 feet; thence East 159 feet; thence North 75 feet; thence West 159 feet to the Point of Beginning.
Property Address: 27041 Edgewood St, Bonita Springs, FL 34135

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

WITNESS my hand and official seal of this Honorable Court this day of 02/20/2026

Kevin C. Karnes
Clerk of the Circuit Court (SEAL) By: N Wright-Angad
DEPUTY CLERK
Tiffany & Bosco, P.A.
1201 S. Orlando Ave., Suite 430
Winter Park, FL 32789
floridaservice@tblaw.com
Feb. 27; Mar. 6, 2026 26-00749L

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-006619

CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. MARY ANN GORDON, NOREEN PATRICIA GORDON, THERESA LYNN GORDON, ELLEN MARIE GORDON, JOANNE GORDON, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARY ANN GORDON, 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, 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. 27, in Condominium Parcel No. 152, of CASA YBEL BEACH AND RACQUET CLUB, PHASE F, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1354, Page 1039, in the Public Records of Lee County, Florida.

A/KA UNIT 152F, WEEK 27

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

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

WITNESS my hand and official seal of said Court this day of 02/19/2026,

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

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
50186 / 13-68409
Feb. 27; Mar. 6, 2026 26-00758L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-004535

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2026, and entered in 25-CA-004535 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ANDREW WIELT; MIKAELA WIELT; FLORIDA HOUSING FINANCE CORPORATION; TIME INVESTMENT COMPANY INC are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on March 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 23 AND 24, BLOCK 2324, CAPE CORAL UNIT 36, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 112, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3021 NE 2ND AVE, CAPE CORAL, FL 33909

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

Dated this 02/24/2026
Kevin C. Karnes
As Clerk of the Court (SEAL) By: T Mann
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-233508 - MaM
Feb. 27; Mar. 6, 2026 26-00776L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-3759

Division Probate

IN RE: ESTATE OF LUZ LI, Deceased.

The administration of the estate of Luz Li, deceased, whose date of death was April 29, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1800 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 27, 2026.

Personal Representative:
Edrea Lita
4059 4th Ave. NE
Seattle, WA 98105

Attorney for Personal Representative:
Blake P. Hampton
E-Mail Addresses:
frontdesk@hampton.law
Florida Bar No. 99434
Hampton Law
8931 Conference Dr Suite 2
Fort Myers, FL 33919
Telephone: (239) 309-0090
Feb. 27; Mar. 6, 2026 26-00783L

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2024-CA-00516

COASTAL COMMUNITY BANK, Plaintiff, vs. DARREL YOUNG et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on February 20, 2026, and the Final Judgment of Foreclosure entered on October 29, 2025, in Case No. 2024-CA-005516 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein COASTAL COMMUNITY BANK, is Plaintiff, and DARREL YOUNG is Defendant, 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 April 9, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 25, RESUBDIVISION OF ADDITION 2 OF FORT MYERS ESTATES, PART 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 66, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 1E Clermont Court, Ft. Myers, FL 33916 (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: 02/24/2026
Kevin Karnes
Clerk of Court, Lee County (SEAL) By: T Mann
Deputy Clerk of Court
Feb. 27; Mar. 6, 2026 26-00775L

FIRST INSERTION

NOTICE OF ACTION

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

Case No. 25-CA-5334

VVV INVESTMENTS, LLC, A Florida for Profit Limited Liability Corporation

Plaintiff, vs. WINSTON L. FERGUSON, PHILLIP A. JARVIS, 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: Winston L. Ferguson and Phillip A. Jarvis 11551 SW 112th Ave, Miami, FL 33176

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. Winston L. Ferguson, Phillip A. Jarvis, Day One Star 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 30, 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: 02/18/2026

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. 27; Mar. 6, 13, 20, 2026 26-00722L

FIRST INSERTION

NOTICE OF ACTION

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

Case No. 25-CA-005323

VVV INVESTMENTS, LLC, A Florida for Profit Limited Liability Corporation Plaintiff, vs. KATHERINE E. SPEISER, 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: Katherine E. Speiser, 2593 Croombs-bridge Road, Burgaw, NC 28425, US

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. vs. Katherine E. Speiser, Day 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 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 30, 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: 02/18/2026

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. 27; Mar. 6, 13, 20, 2026 26-00721L

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-000925

DIVISION: H

Nationstar Mortgage LLC Plaintiff, -vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George R. Over a/k/a George Roland Over, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Patricia Ann Willis a/k/a Patricia A. Willis; Unknown Spouse of Patricia Ann Willis a/k/a Patricia A. Willis; United States of America Acting Through Administrator of the Small Business Administration; Suncoast Credit Union; City of Cape Coral, Florida; 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)

UNIT 22, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 1 TO 16, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND BY EXTENDING THE LOT LINE BETWEEN LOTS 46 AND 47 A DISTANCE OF 2.5 FEET IN THE SOUTHERLY DIRECTION, AND BY EXTENDING THE LOT LINE BETWEEN LOTS 48 AND 49 A DISTANCE OF 2.5 FEET IN THE SOUTHERLY DIRECTION, THE AREA ENCLOSED BETWEEN THE BACK LOT LINE OF LOTS 47 AND 48 AND THE TWO EXTENSIONS PREVIOUSLY DESCRIBED CONNECTED BY THE WATER FACE OF THE CONSTRUCTED SEAWALL AMOUNTING TO 200 SQUARE FEET, MORE OR LESS, ALL IN BLOCK 746, UNIT 22, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 1 TO 16, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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
23-330366 FCO1 CXE
Feb. 27; Mar. 6, 2026 26-00774L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-562
Division Probate
IN RE: ESTATE OF
ROBERT ARNOLD AMBOS
A/K/A ROBERT A. AMBOS
Deceased.

The administration of the estate of Robert Arnold Ambos a/k/a Robert A. Ambos, deceased, whose date of death was December 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 first publication of this notice is February 27, 2026.

Personal Representative:

Barbara J. Ambos
10220 Livorno Drive
Fort Myers, Florida 33913
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
Feb. 27; Mar. 6, 2026 26-00789L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-569
Division Probate
IN RE: ESTATE OF
CRAIG T. BOONE
a/k/a CRAIG TIMOTHY BOONE
Deceased.

The administration of the estate of Craig T. Boone, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 27, 2026.

Personal Representatives:

Theodore A. Boone
24105 Woodfield School Road
Gaithersburg, MD 20882
Nicholas Cindrich
6532 Little Cub Creek Road
Evergreen, CO 80439
Attorney for Personal Representatives:
Nancy J. Gibbs, Esq.
E-mail Addresses:
nancy@sgnapleslaw.com,
cameron@sgnapleslaw.com
Florida Bar No. 15547
Skriver & Gibbs, PLLC
1110 Pine Ridge Road, Suite 300
Naples, FL 34108
Telephone: (239) 597-4500
Feb. 27; Mar. 6, 2026 26-00785L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No. 25-CA-005337
VVV INVESTMENTS, LLC, A
Florida for Profit Limited Liability Corporation
Plaintiff, vs.

BAWAZIR & SESTITO PROPERTY DEVELOPMENT, LLC., WEST WIND BREEZE LLC, 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: Bawazir & Sestito Property Development LLC, 8338 Tamarack Dr Florence, KY 41042, US

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. Bawazir & Sestito Property Development, LLC, West Wind Breeze, 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 30, 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: 02/18/2026

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

26-00723L

FIRST INSERTION

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

Case No. 25-CA-006145
VVV INVESTMENTS, LLC, A
Florida for Profit Limited Liability Corporation
Plaintiff, vs.

JOHN W. SMITH, ELSIE F. SMITH, 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: John W. Smith and Elsie F. Smith: 3000 14th Street W, Lehigh Acres, FL 33971

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. John W. and Elsie F. Smith, Lee County Utilities, Lee County MSTBU, Cape Holding Enterprises, Inc., 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 30, 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: 02/18/2026

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

26-00724L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-005847
LAKEVIEW LOAN SERVICING
LLC
Plaintiff, vs.

MOHAMMED FAISEL KHAN, ET AL., DEFENDANT(S).

TO: Mohammed Faisal Khan
Last Known Address: 1922 Indian Creek Dr, North Fort Myers, FL 33917
Current Residence: UNKNOWN
TO: Faisal Khan
Last Known Address: 1922 Indian Creek Dr, North Fort Myers, FL 33917
Current Residence: UNKNOWN

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

Lot 15, Block 1, Unit 2, Riverbend, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 72, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, within or before a date at least thirty (30) days after the first publication of this Notice in

the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 18th day of February, 2026.

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

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
25FL801-0126

Feb. 27; Mar. 6, 2026 26-00728L

FIRST INSERTION

NOTICE OF ACTION - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 26-CA-925
YOUNG PROPERTY SOLUTIONS
LLC, a Florida Limited Liability Corporation
Plaintiff, v.

THE ESTATE OF FRANK G. RODACHY, DECEASED, IF ANY; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, CREDITORS, TRUSTEES, SPOUSES, PERSONAL REPRESENTATIVES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST FRANK G. RODACHY, DECEASED; AND ALL UNKNOWN PARTIES CLAIMING AN INTEREST IN THE SUBJECT PROPERTY. Defendants.

TO: THE ESTATE OF FRANK G. RODACHY, DECEASED, IF ANY; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, CREDITORS, TRUSTEES, SPOUSES, PERSONAL REPRESENTATIVES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST FRANK G. RODACHY, DECEASED; AND ALL UNKNOWN PARTIES CLAIMING AN INTEREST IN THE SUBJECT PROPERTY

YOU ARE NOTIFIED that an action to quiet title to real property located in Lee County at 1242 Brookpark Avenue, Fort Myers, Florida 33913, and described as follows:

LOT 18, BLOCK 72, UNIT 12, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT

THEREOF RECORDED IN PLAT BOOK 28, PAGE 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Parcel Number/STRAP: 36-45-27-LA-12072.0180 ("Property"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Reinaldo Rodriguez, Esq., McIntyre & Bermudez, PLLC, 1520 Royal Palm Square Blvd., Suite 210, Fort Myers, Florida 33919 on or before March 30, 2026 and file the original with the Clerk of the above-styled 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 Verified Complaint to Quiet Title.

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.

KEVIN C. KARNES - Clerk of Court
(SEAL) By: K Harris
Deputy Clerk

Reinaldo Rodriguez, Esq.,
McIntyre & Bermudez, PLLC,
1520 Royal Palm Square Blvd.,
Suite 210,
Fort Myers, Florida 33919
Feb. 27; Mar. 6, 13, 20, 2026

26-00727L

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-004584
PLANTATION HOUSE
CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.

JERRY YOUNGER, MELANIE J. BARRON, JACQUELINE MICHELE YOUNGER, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JERRY YOUNGER, Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on March 26, 2026, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property

situated in Lee County, Florida: Unit Week No. 50 in Condominium Parcel Number 1903 of PLANTATION HOUSE, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1970 at Page 43, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

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

WITNESS my hand and official seal of said Court this 02/25/2026

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

Michael J. Belle, Esquire
Attorney for Plaintiff
service@michaelbelle.com
49107 / 1-74744
Feb. 27; Mar. 6, 2026 26-00788L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-004033
PANORAMA MORTGAGE GROUP, LLC,
Plaintiff, v.

RUBEN RODRIGUEZ SANCHEZ, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 17, 2026 and entered in Case No. 25-CA-004033 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein RUBEN RODRIGUEZ SANCHEZ, are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on March 12, 2026 at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

UNIT 69-C, BUILDING 1017, OF PHASE 1, COURTYARDS OF CAPE CORAL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1394, PAGES 905, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

and commonly known as: 703

SE 12TH AVE, APT 69, CAPE CORAL, FL 33990 (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 02/25/2026

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 04586600
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
Feb. 27; Mar. 6, 2026 26-00787L

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-004789
SECURITY CAPITAL VENTURES, LLC a Florida limited liability company,
Plaintiff, vs.

LISA B HOMES, LLC, a Florida limited liability company, TOMASZ TUTAJ, AMERICAN BUILDERS & CONTRACTORS SUPPLY CO. INC., a foreign business corporation, ALBERTO ARGUELLES, SABRINA ARGUELLES, AUDLEY C. JUMPP and ANNA L. JUMPP, Defendants.

ZACHARY WALTON and DOMINIQUE GUERRA, Intervenor,

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated February 19, 2026 and entered in Case No. 25-CA-004789, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SECURITY CAPITAL VENTURES, LLC is Plaintiff and LISA B HOMES, LLC, TOMASZ TUTAJ, AMERICAN BUILDERS & CONTRACTORS SUPPLY CO. INC., ALBERTO ARGUELLES, SABRINA ARGUELLES, AUDLEY C. JUMPP and ANNA L. JUMPP are Defendants, ZACHARY WALTON and DOMINIQUE GUERRA are Intervenor, KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM at 9:00 A.M. on March 12, 2026, the following described property as set forth in said Amended Final Judgment, to wit:

Lot 46, Imperial Bonita Estates, an unrecorded subdivision in Lee County, Florida described as follows:

Commencing at the Southwest corner of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 36, Township 47 South, Range 25 East, Lee County, Florida, run North 89°55'10" East, along the South line of the Northeast quarter (NE 1/4) of said Section 36, 661.5 feet; thence run North 0°04'50" West, 600 feet to the Point of Beginning of the parcel herein described; from said Point of Beginning, continue North 0°04'50" West, 75.00 feet; thence North 89°55'10" East 135.00 feet; thence run South 0°04'50" East 75.00 feet; thence run South 89°55'10" West 135.00 feet to the Point of Beginning. Subject to a 6-foot Utility Easement along the West side. Property Address: 27380 Valois Drive, Bonita Springs, FL 34135 Parcel Identification Number: 36-47-25-82-00011.0460

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 02/19/2026

KEVIN C. KARNES
Clerk of the Circuit Court & Comptroller
(SEAL) By: N Wright-Angad
As Deputy Clerk

Submitted by:
Mark D. Feinstein, Esq.
Feinstein & Sorota, P.A.
Attorneys for Plaintiff
600 Corporate Drive, Suite 320
Fort Lauderdale, FL 33334
Tel: (954) 617-1500
Fax: (954) 617-4100
Designated service e-mails:
fspa@fspalaw.com;
pleadings@fspalaw.com
Feb. 27; Mar. 6, 2026 26-00747L

What makes public notices in newspapers superior to other forms of notices?

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 25-CA-002217
DATA MORTGAGE, INC. DBA ESSEX MORTGAGE,
Plaintiff, vs.
EDWARD L. STAMM, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the In Rem Judgment of Foreclosure entered on February 24, 2026, in Case No. 25-CA-002217 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, is Plaintiff, and EDWARD L. STAMM, APEX LAND HOLDINGS, LLC, AS TRUSTEE OF THE 414 NE 15TH PLACE LAND TRUST, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDUS, LLC 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 30th day of April, 2026, in

accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 25 AND 26, BLOCK 3570, CAPE CORAL UNIT 47 PART 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 5 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Also known as 414 NORTH-EAST 15TH PLACE, CAPE CORAL, FL 33909 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: 02/25/2026

Kevin Karnes
Clerk of Court, Lee County
(SEAL) By: T Mann
Deputy Clerk of Court
Feb. 27; Mar. 6, 2026 26-00786L

FIRST INSERTION

NOTICE TO ALL POTENTIAL CLAIMANTS
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
FORT MYERS DIVISION
2:26-cv-347-KCD-NPM
IN ADMIRALTY
JONATHAN STEINKE and
RACHEL STEINKE,
Plaintiffs, v.
UNKNOWN CLAIMANTS,
Defendants.

As the owners of a 2020 28' Blue Wave Makaira vessel, Hull ID# PWV16309H920 (the "vessel")—and pursuant to 46 U.S.C § 30501, et seq., and Supplemental Rule F of the Federal Rules of Civil Procedure—JONATHAN STEINKE and RACHEL STEINKE filed a complaint on February 12, 2026, in the United States District Court for the Middle District of Florida seeking exoneration from, or limitation of, any liability concerning any and all personal injury, property damage, destruction, or other losses arising out of or related to an August 30, 2025 collision involving the vessel in the vicinity of North Captiva Island in the territorial waters in or near Lee County, Florida, as more fully described in the complaint. The court has accepted a letter of undertaking as

interim security for all claims against the Plaintiffs and the vessel. Pursuant to 46 U.S.C. § 30511(c), "all claims and proceedings against the owner related to the matter in question shall cease."

By April 20, 2026, all persons or entities claiming damage for any and all loss, destruction, injuries, and/or death allegedly as a result of the occurrences and happenings recited in the complaint must file their respective claims with the clerk of this court and serve copies thereof on Plaintiffs' counsel. By the same date, all persons or entities presenting claims and desiring to contest the allegations of the complaint must file an answer to the complaint in this court and must serve copies thereof on Plaintiffs' counsel or be defaulted. Service on Plaintiffs' counsel may be made by delivery or mail to Anthony J. Cuva, Esquire, Turkel Cuva Barrios, P.A., 100 North Tampa Street, Suite 1900, Tampa, Florida 33602, telephone number (813) 834-9191.

DATED: February 20, 2026
Elizabeth Warren, CLERK
(SEAL) By: Carla Roberts
Deputy Clerk
Feb. 27; Mar. 6, 13, 20, 2026 26-00780L

FIRST INSERTION

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

Case No.: 25-CA-006449
A&D MORTGAGE LLC,
Plaintiff, v.

ALINA GERTSBERG; ANNA
GENUT; LEONARDO ARMS
BEACH CLUB CONDOMINIUM
ASSOCIATION UNIT III, INC.;
LEE COUNTY, FLORIDA; JUDITH
HINMAN STAHL; JUDITH
HINMAN STAHL, AS TRUSTEE
OF THE JUDITH HINMAN STAHL
TRUST DATED OCTOBER 9,
2000; 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):
ALINA GERTSBERG
LKA 544 Union Ave Apt 2P
Brooklyn, NY 11211
or
7400 Estero Blvd #214
Fort Myers, FL 33931

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

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 UN-

DIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO; TOGETHER WITH PARKING SPACE 214.

a/k/a 7400 Estero Blvd #214, Fort Myers Beach, FL 33931 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 19 day of February, 2026.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
Feb. 27; Mar. 6, 2026 26-00779L

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. 25-CA-003580

LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.

APRIL HIGGINS, et al.,
Defendant.

To: APRIL HIGGINS
2100 BARKELEY LN, APT 14, FORT MYERS, FL 33907
UNKNOWN SPOUSE OF APRIL HIGGINS
2100 BARKELEY LN, APT 14, FORT MYERS, FL 33907

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

UNIT NO. 14, CARLETON HOUSE, A CONDOMINIUM IN BARKLEY SQUARE, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 947, PAGE 86, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUN-

TY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

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 18th 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
25-11814FL
Feb. 27; Mar. 6, 2026 26-00734L

FIRST INSERTION

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

CASE NO. 26-CA-000302
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF THEODORE
A. BEHRENDT, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THEODORE A. BEHRENDT, DECEASED, whose last known residence is: 3908 15TH STREET SW, LEHIGH ACRES, FL 33976

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

ALL THAT CERTAIN LAND SITUATE IN LEE COUNTY, FLORIDA, VIZ: LOT 6, IN BLOCK 40, OF LEIGH ACRES UNIT 5, SECTION 3, TOWN-

SHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 95, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 within 30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 18th day of February, 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-309524
Feb. 27; Mar. 6, 2026 26-00732L

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-005369

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

ASHLYN ALEXANDRE AND
KENDRICK ALEXANDRE, et. al.
Defendant(s),

TO: KENDRICK ALEXANDR.
whose last known residences are: 104 NW 28TH ST, CAPE CORAL, FL 33993; and 16851 EASTHAMPSTEAD RD, APT 200, WINTER GARDEN, FL 34787

TO: ASHLYN ALEXANDRE,
whose last known residences are: 104 NW 28TH ST, CAPE CORAL, FL 33993; and 4150 REGATA WAY, APT 108, FORT MYERS, FL 33916-8156 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:

LOTS 11 AND 12, BLOCK 2784, CAPE CORAL UNIT 40, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 17, PAGE 81, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before within /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 19 day of February, 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-323893
Feb. 27; Mar. 6, 2026 26-00733L

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO: 25-CA-005862

PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.

ZAKARY LOUIS ONSTAD A/K/A
ZAKARY L. ONSTAD; FRANCESCA
ALEXANDRA ONSTAD A/K/A
FRANCESCA A. ONSTAD;
UNKNOWN SPOUSE OF ZAKARY
LOUIS ONSTAD A/K/A ZAKARY
L. ONSTAD; UNKNOWN SPOUSE
OF FRANCESCA ALEXANDRA
ONSTAD A/K/A FRANCESCA
A. ONSTAD; CORAL LAKES
COMMUNITY ASSOCIATION,
INC.; UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).

TO: FRANCESCA ALEXANDRA ONSTAD A/K/A FRANCESCA A. ONSTAD AND UNKNOWN SPOUSE OF FRANCESCA ALEXANDRA ONSTAD A/K/A FRANCESCA A. ONSTAD
LAST KNOWN ADDRESS: 3003 Lake Manatee Ct, Cape Coral, FL 33909
ALSO ATTEMPTED AT: 16 NW 18TH AVE., CAPE CORAL, FL 33993; 4329 CLEVELAND AVENUE 521, FORT MYERS, FL 33901

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

LOT 39, BLOCK 7050, CORAL LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE(S) 12, THROUGH 28, INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 3003 Lake Manatee Ct, Cape Coral, FL 33909

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

defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 within 30 days from the date of the first publication of this Notice of Action 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.

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

WITNESS my hand and the seal of this Court at Lee County, Florida, this 18th day of February, 2026.

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

FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext.
| FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-102657-F00
Feb. 27; Mar. 6, 2026 26-00730L

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.: 26-CA-000538
AMERIHOM MORTGAGE
COMPANY, LLC,
Plaintiff, vs.

KENNETH L. HARRIS III; et al.,
Defendants.

TO: UNKNOWN SPOUSE OF KENNETH L. HARRIS III; 11626 SE BONITA BEACH RD BONITA SPRINGS, FL 34135

KENNETH L. HARRIS III; 11626 SE BONITA BEACH RD BONITA SPRINGS, FL 34135

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

TRACT 34 OF IMPERIAL GATES, UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: DESCRIPTION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 36, EASTERLY 695.00 FEET FOR THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHERLY, DEFLECTING 89° 42' 00" TO THE LEFT 130.50 FEET; THENCE EASTELY, DEFLECTING 89° 42' 00" TO THE RIGHT 50 FEET; THENCE SOUTHERLY, DEFLECTING 90° 18'

00" TO THE RIGHT 130.50 FEET TO THE SOUTH LINE SAID SECTION 36; THENCE ALONG SAID SOUTH LINE, WESTERLY, DEFLECTING 89° 42' 00" TO THE RIGHT 50.00 FEET TO THE PLACE OF BEGINNING; BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1981, PAGE 2792.

Also known as 11626 SE BONITA BEACH RD, BONITA SPRINGS, FL 34135.

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 02/18/2026
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. 27; Mar. 6, 2026 26-00729L

FIRST INSERTION

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

Case No. 25-CA-6861
VVV INVESTMENTS, LLC, A
Florida for Profit Limited Liability
Corporation
Plaintiff, v.

TISSA INVESTMENTS, LLC., A
North Carolina Limited Liability
Company, CITY OF FLORIDA
LAND, INC., A Florida For Profit
Corporation, BOARD OF COUNTY
COMMISSIONERS, 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: Tissa Investments LLC c/o Faruk Issa 733 Stackhurst Way Wake Forest, NC 27607

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 IN-

VESTMENTS, LLC, a Florida For Profit Limited Liability Corporation, vs. Tissa Investments LLC., City of Florida Land, Inc., Board of County Commissioners, 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 30, 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: 02/18/2026
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. 27; Mar. 6, 13, 20, 2026 26-00726L



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

FIRST INSERTION
NOTICE OF ACTION FOR PUBLICATION
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
DOMESTIC RELATIONS
CASE NO.: 25-DR-7881
IN RE: THE MARRIAGE OF ALISHA GOMES, Wife, and JUSTIN GOMES, Husband and GULF COAST PLUMBING SERVICES LLC, Florida Corporation, Third-Party Defendant.
 TO: Justin Gomes
 394 Palomar Ave.
 Lehigh Acres, Florida 33974
 YOU ARE NOTIFIED that an action for Dissolution of Marriage with Minor Children and Division of Corporate Entity has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Sarah Fougere, Esquire and Michael Mummert, Esquire, of Mummert Law, PA, attorneys for the Wife, whose address is 1375 Jackson Street, Suite 204, Fort Myers, Florida 33901, on or before March 30, 2026, and file the original with the clerk of this Court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on the Wife's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the 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 this 18th day of February, 2026.
 Kevin C. Karnes
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: E Bakelman
 Deputy Clerk
 MICHAEL MUMMERT, ESQUIRE
 FBN. 10069
 SARAH FOUGERE, ESQUIRE
 FBN. 1059501
 Attorneys for Wife
 1375 Jackson Street, Suite 204
 Fort Myers, Florida 33901
 Phone: 239-597-9999
 Fax: 239-597-9974
 mmummert@mummertlawfirm.com
 service@mummertlawfirm.com
 Feb. 27; Mar. 6, 13, 20, 2026
 26-00736L

FIRST INSERTION
NOTICE OF PUBLIC SALE
 The following personal property of ALEXEYS CRUZ DEL CAMPO and UNKNOWN TENANT 1, will, on March 11, 2026, at 10:00 a.m., at 15390 Hart Road, Lot #A21, North Fort Myers, Lee County, Florida 33917; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
 1971 SKYL MOBILE HOME, VIN: SF674AE, TITLE NO.: 0004960938, and VIN: SF674BE, TITLE NO.: 0004960942 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#3005-1801)
 Feb. 27; Mar. 6, 2026 26-00781L

OFFICIAL COURTHOUSE WEBSITES

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

SUBSEQUENT INSERTIONS

--- TAX DEEDS / ESTATE ---

SECOND 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 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

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

FOURTH INSERTION
AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 25-DR-007843
DIVISION: A
IN RE: The Marriage of Tara Louise Hatzmann Petitioner and Meir Eliyahu Respondent
 TO: Meir Eliyahu
 531 N Pine Island Road, Plantation, Florida 33324
 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Tara Louise Hatzmann whose address is 12044 Aroid Court, Jacksonville, Florida 32246 on or before March 10, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner 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

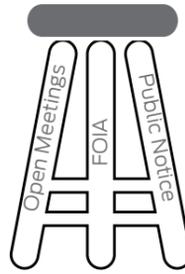
SECOND INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
 PROBATE DIVISION
CASE NO. 25-CP-2827
IN RE: ESTATE OF ELLEN J. MILLER
Deceased.
 The administration of the estate of Ellen J. Miller, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for 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@capecoralawfirm.com
 February 20, 27, 2026 26-00693L

OFFICIAL COURTHOUSE WEBSITES

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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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

--- SALES / ESTATE ---

SECOND INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-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) 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

SECOND 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@johnggrant.net
February 20, 27, 2026 26-00702L

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 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

SECOND 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

SECOND 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, contingent 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

SECOND 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, contingent 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

SECOND 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

SECOND 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

SECOND 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

**SAVE
TIME**



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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7019 - Cape Coral Facility Address: 1521 Del Prado Blvd., Cape Coral, FL 33909 US Facility Phone: 1+ (239) 217-1081 Description: Entire contents of unit consisting of, but not limited to: 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 Chief- 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

THIRD 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 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

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-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

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-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

FOURTH 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, 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
Last Known Residence: Unknown
YOU ARE HEREBY NOTIFIED that an action for declaratory judgment related 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, according 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, Lehigh 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 written defenses, if any, to it on Riley A. Kendall, Esq. at the LAW OFFICES OF AL NICOLETTI, Plaintiff's attorney, whose address is 7512 Dr. Phillips Blvd, Ste 50-647, Orlando, Florida 32819, and file the original with the clerk of the above styled court on or before March 10, 2026; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
This notice shall be published once a week for four consecutive weeks in Business Observer.
WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 29th day of January, 2026.
KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Harris
Deputy Clerk
Riley A. Kendall, Esq.
LAW OFFICES OF AL NICOLETTI, Plaintiff's attorney,
7512 Dr. Phillips Blvd, Ste 50-647, Orlando, Florida 32819
February 6, 13, 20, 27, 2026
26-00466L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT 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 Rayermer 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

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-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, Johnston, 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

SECOND 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 MCNAGNY 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

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-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

SECOND 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@atacauselaw.com
Secondary E-Mail: ashley.cribbis@atacauselaw.com
February 20, 27, 2026 26-00688L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 18301 Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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:

Daren Bruce Hanshaw a/k/a

Daren B. Hanshaw

PO Box 2261

LaBelle, Florida 33975

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: (2

--- ESTATE ---

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

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

SECOND 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.real foreclosure.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
BARR & 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

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.: 2025-CA-002331
ON SLOW 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.real foreclosure.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 ---

SECOND 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-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

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-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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY
CIVIL DIVISION
Case No. 25-CA-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.real foreclosure.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 / PUBLIC SALES --

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8651 - North Fort Myers Facility Address: 14251 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 842-7286 Description: Entire contents of unit consisting of, but not limited to: Yoan Lopez- Truck side steps, Bed, Bed frame, Donald Flanagan- 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

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-00907
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 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

SECOND 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 described property:

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 the 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 #: 25-002068/362023CA007795A001CH/SHELLPOINT
February 20, 27, 2026 26-00697L

SECOND INSERTION

Notice of Self Storage Sale
Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 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

SECOND 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. Barkett, 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 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
Clerk of the Circuit Court
(SEAL) By: K Harris
Deputy Clerk

Allison P. Barkett, 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

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, 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

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

SECOND 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

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-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 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

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, Florida 33901, 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

SECOND 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 UNKNOWN HEIRS 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

SOLOKOF 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

SECOND 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

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT
TO CHAPTER 45

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

CASE NO.: 07-CA-012381
DEUTSCHE BANK TRUST
COMPANY AMERICAS AS
INDENTURE TRUSTEE FOR
THE REGISTERED HOLDERS
OF SAXON ASSET SECURITIES
TRUST 2006-3 MORTGAGE LOAN
ASSET BACKED NOTES, SERIES
2006-3,
Plaintiff, vs.

PATRICIA R. MUNOZ;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INCORPORATED AS NOMINEE
FOR LENDERS DIRECT CAPITAL
CORPORATION; ALTAGRACIA
RAYMOND; ROBERT RAYMOND
A/K/A ROBERT G. RAYMOND;
UNKNOWN SPOUSE OF
ALTAGRACIA RAYMOND;
UNKNOWN SPOUSE OF ROBERT
RAYMOND A/K/A ROBERT G.
RAYMOND; JOHN DOE; JANE
DOE,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capital Corporation; Altgracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altgracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe; Jane Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 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: Flpleadings@mwc-law.com
File No: 11-400075
February 20, 27, 2026 26-00696L

--- ACTIONS / SALES ---

SECOND 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

SECOND 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@lutzbobos.com
Feb. 20, 27; Mar. 6, 13, 2026
26-00655L

SECOND 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.

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-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.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 within 30 days from
Date of First Publication of this Notice) and file the original with the clerk of
this court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded 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, this
11th day of February, 2026.

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

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-338721
February 20, 27, 2026 26-00622L

SECOND 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,
SURVIVING SPOUSE, GRANTEES,
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 RECORD-
ED 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 #:

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

DIVISION: CIVIL
CASE NO. 25-CC-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 un-
dersigned, 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 amend-
ments thereto, if any.

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

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

WITNESS my hand and official seal
of said Court this 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

SECOND 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 NAN-
CY L. JOHNSON deceased, File Num-
ber 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 Lu-
ther King Jr. Boulevard, 2nd Floor, Fort
Myers, FL 33901. The names and ad-
dresses of the Personal Representative
and the Personal Representative's attor-
ney are set forth below.

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

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as spec-
ified 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@lawyerfororlando.com
Secondary E-Mail:
john@lawyerfororlando.com
Additional E-Mail:
bachpad2000@gmail.com
February 20, 27, 2026 26-00683L

SECOND 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 bid-
der 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 en-
large 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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 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 pursu-
ant 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 CER-
TIFICATES, 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
is 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 ac-
cordance 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

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-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 un-
dersigned, 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 ac-
cordance with Section 45.031, Florida
Statutes, offer for sale and sell to the
highest bidder for cash, the follow-
ing described property situated in Lee
County, Florida:

Unit Week No. 49 in Condo-
minium Parcel 108 of HURRI-
CANE 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, Sec-
tion 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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-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 pursu-
ant 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 AS-
SOCIATION NOT IN ITS INDI-
VIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST is the Plaintiff
and THERESA A. PEREZ A/K/A THE-
RESA PEREZ; STEVEN C. STILL-
MAN A/K/A STEVEN STILLMAN are
the Defendant(s). Kevin C. Karnes
is 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, ACCORD-
ING TO THE PLAT THERE-
OF 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 ac-
cordance 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

SECOND 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 en-
tered 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, ac-
cording to the Declaration of
Condominium thereof, as re-
corded in Official Records Book
701, Page 176, and all amend-
ments thereto, of the Public
Records of Lee County, Florida,
together with an undivided in-
terest 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 PRO-
CEEDS FROM THE SALE, IF ANY,
OTHER THAN THE PROPERTY
OWNER AS OF THE DATE OF THE
LIS PENDENS MUST FILE A CLAIM
IN ACCORDANCE WITH FLORIDA
STATUTES SECTION 45.031.

Dated: 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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-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 pursu-
ant 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 MEL-
LON F/K/A THE BANK OF NEW
YORK AS SUCCESSOR IN INTER-
EST 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 is 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 ac-
cordance 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

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-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 Liabil-
ity Company; JOSE C. DA CRUZ JR.
A/K/A JOSE C. DACRUZ JR., an Indi-
vidual; 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.

realforeclose.com in accordance with
Chapter 45, Florida Statutes on April
30, 2026 the following described prop-
erty 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 Wake-
field Dr, Fort Myers, FL 33966
ANY PERSON CLAIMING AN IN-
TEREST 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 PUB-
LISHED 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

SECOND 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 COM-
PANY, Plaintiff and BUCKHINGHAM
HENDLEY LLC, a Florida Limited Li-
ability 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 bid-
der for cash beginning at 9:00 AM at
www.lee.realforeclose.com in ac-
cordance with Chapter 45, Florida Stat-

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 IN-
TEREST 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 PUB-
LISHED 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

SECOND 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 Plan-
tation 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 In-
terest at Coconut Plantation described as:

Unit (See Exhibit A-Unit), Week
(See Exhibit A-Week), (See Ex-
hibit A-Type) Coconut Planta-
tion, a Condominium (the "Condo-
minium"), 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.